

5.0 MITIGATION, MONITORING, AND REPORTING PROGRAM

5.1 INTRODUCTION

When approving projects with EIRs that identify significant impacts, the California Environmental Quality Act (CEQA) requires public agencies to adopt monitoring and reporting programs or conditions of project approval to mitigate or avoid the identified significant effects (Public Resources Code section 21081.6(a)(1)). A public agency adopting measures to mitigate or avoid the significant impacts of a proposed project is required to ensure that the measures are fully enforceable, through permit conditions, agreements, or other means (Public Resources Code section 21081.6(b)). The mitigation measures required by a public agency to reduce or avoid significant project impacts not incorporated into the design or program for the project may be made conditions of project approval as set forth in a Mitigation Monitoring and Reporting Program (MMRP). The resulting MMRP must be designed to ensure project compliance with mitigation measures during project implementation.

The MMRP for the Point Molate Mixed-Use Development Project is presented in this chapter. This document refers to the Point Molate Mixed-Use Development Project as “Project,” and this term is inclusive of “Refined Project” and “Modified Project”. The MMRP includes the mitigation measures identified in the SEIR required to address the significant impacts associated with the Project. The required mitigation measures are summarized in this program; the full text of the impact analysis and mitigation measures are presented in the Draft SEIR in Section 2, Executive Summary, except as revised in this Final SEIR.

During construction of the Bay Trail, a developer must comply with the Bay Trail MMRP. For ease of reference, the Bay Trail mitigation measures have been incorporated into the Project’s MMRP. In the event a discrepancy, the Bay Trail MMRP governs construction and operation of the Bay Trail.

5.2 FORMAT

The MMRP is organized in a table format (see **Table 5-1**), keyed to each significant impact and each SEIR mitigation measure. Only mitigation measures adopted to address significant impacts are included in this program. Each mitigation measure is set out in full, followed by a tabular summary of monitoring requirements. The column headings in the tables are defined as follows.

- **Mitigation Measures:** This column presents the mitigation measure identified in the SEIR.
- **Site(s) Affected:** The mitigation measures are, in some cases, site specific. This column identifies which specific sites would need to adhere to the mitigation measure, or if the feature/measure addresses all sites.
- **Implementation Procedures:** This column identifies the procedures associated with implementation of the mitigation measure.
- **Monitoring Responsibility:** This column contains an assignment of responsibility for the monitoring and reporting tasks.

- **Monitoring and Reporting Action:** This column refers to the outcome from implementing the mitigation measure.
- **Schedule:** This column provides the general schedule for conducting each mitigation task, identifying where appropriate both the timing and the frequency of the action.
- **Verification of Compliance:** This column may be used by the lead agency to document the person who verified the implementation of the mitigation measure and the date on which this verification occurred.

5.3 ENFORCEMENT

If the Project is approved, the MMRP would be incorporated as a condition of such approval. Therefore, all mitigation measures for significant impacts must be carried out in order to fulfill the requirements of approval. Implementation actions are outlined in each measure. A number of the mitigation measures would be implemented during the course of the development review process. These measures would be checked on plans, in reports, and in the field prior to construction. Most of the remaining mitigation measures would be implemented during the construction or project implementation phase.

TABLE 5-1
MITIGATION, MONITORING, AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
4.1 Aesthetics				
MM 4.1-1. Wastewater Treatment Plant Screening: All wastewater infrastructure shall be screened using vegetation, such as trees and shrubs, and fencing. Vegetation must be selected so that screening is achieved at least 12 inches above infrastructure at full growth and fully cover fencing. Facilities and fencing shall be painted on all sides to blend into vegetation. Example colors include EBMUD’s standard green color, Federal Color Number FS-14159.	Wastewater Treatment Facilities	<ul style="list-style-type: none"> Project Proponent/ Project Contractor is responsible for mitigation. City of Richmond Building Division and Engineering Services Department is responsible for monitoring compliance. 	<ul style="list-style-type: none"> Design and documentation approval prior to issuance of building permit for each building. Materials approval prior certification of occupancy. 	<i>Verified By:</i> <i>Date:</i>
MM 4.1-2. Booster Pump Station Aesthetic Treatment: The booster pump station shall be housed in a structure that is consistent in design with the design guidelines for the Project. The structure shall be designed to appear similar to other nearby structures, including non-residential or residential structures, whichever is located nearest to the booster pump station.	Booster Pump Facilities	<ul style="list-style-type: none"> Project Proponent/ Project Contractor is responsible for mitigation. City of Richmond Building Division and Engineering Services Department is responsible for monitoring compliance. 	<ul style="list-style-type: none"> Design and documentation approval prior to issuance of building permit for each building. Materials approval prior certification of occupancy. 	<i>Verified By:</i> <i>Date:</i>
4.2 Air Quality and Greenhouse Gas Emissions				
<p>MM 4.2-1. Construction Emissions: The following measures would be implemented by the Project to reduce emissions of CAPs, GHG, and DPM from construction, consistent with the BAAQMD-identified Best Management Practices.</p> <p>MM 4.2-1 (a): All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</p> <p>MM 4.2-1 (b): All haul trucks transporting soil, sand, or other loose material offsite shall be covered.</p>	Project Site	<ul style="list-style-type: none"> Project Proponent/ Project Contractor is responsible for mitigation. City of Richmond Building Division and Engineering Services Department is responsible for 	<ul style="list-style-type: none"> Prior to issuance of building permit. Field inspections during construction. 	<i>Verified By:</i> <i>Date:</i>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>MM 4.2-1 (c): 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.</p> <p>MM 4.2-1 (d): All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.</p> <p>MM 4.2-1 (e): 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.</p> <p>MM 4.2-1 (f): Idling times for construction equipment 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>MM 4.2-1 (g): 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>MM 4.2-1 (h): 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. The applicable air district's phone number shall also be visible to ensure compliance with applicable regulations.</p> <p>Additionally, the following measures would be implemented by the Project to reduce emissions of CAPs, GHG, and DPM from construction.</p> <p>MM 4.2-1 (i): The Project shall use Tier 4 Final off-road equipment for construction equipment 50 horsepower or greater, except for paving equipment.</p> <p>MM 4.2-1 (j): The Project shall use electric construction equipment for equipment that is less than 50 horsepower.</p>		<p>monitoring compliance.</p>		
<p>MM 4.2-2. Operational Emissions: Prior to issuance of occupancy permits, the Project would reduce emissions of CAPs and GHGs during operation through the following actions.</p> <p>MM 4.2-2 (a): Indoor painting shall utilize "super-compliant" VOC architectural coating for residential and non-residential interior</p>	<p>Project Site</p>	<ul style="list-style-type: none"> Project Proponent/Project Contractor is responsible for mitigation. 	<ul style="list-style-type: none"> Prior to issuance of occupancy permit. Planning Division Review will verify 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>areas. The VOC emission factors meet the more stringent limits in South Coast Air Quality Management District Rule 1113.</p> <p>MM 4.2-2 (b): Exterior painting shall utilize "super-compliant" VOC architectural coating for residential and non-residential exterior areas. The VOC emission factors meet the more stringent limits in South Coast Air Quality Management District Rule 1113.</p> <p>MM 4.2-2 (c): The Project shall require Energy-Star-rated appliances.</p> <p>MM 4.2-2 (d): The Project shall install electric water heaters and heaters in all residential and commercial development.</p> <p>MM 4.2-2 (e): The Project shall implement the Transportation Demand Management program described in Section 4.13.</p> <p>MM 4.2-2 (f): The Project will comply with the City's ordinances regarding solid waste and recycling.</p> <p>MM 4.2-2 (g): The Project shall install low-flow bathroom faucets, low-flow kitchen faucets, low-flow toilets, and low-flow showers, consistent with CALGreen requirements.</p> <p>MM 4.2-2 (h): The Project shall commit to exclusive use of small-sized (149-passenger, 2,900 horsepower) ferries or water taxis equipped with Tier 4 engines.</p>		<ul style="list-style-type: none"> City of Richmond Planning Division is responsible for monitoring compliance. 	<p>inclusion of all operational mitigation measures.</p>	
<p>MM 4.2-3. Residential EV Chargers: Prior to the issuance of residential building permits, the Applicant or its designee shall submit building design plans to the City for review and approval that demonstrate that each new single-family residence within the Plan Area subject to application of Title 24, Part 6 of the CCR would be equipped with a minimum of one single-port EV charging station. The EV charging stations shall achieve a similar or better functionality as a Level 2 charging station. In the event that the installed charging stations use functionality/technology other than Level 2 charging stations, the parameters of the mitigation obligation (i.e., the number of parking spaces served by EV charging stations) shall reflect the comparative equivalency of Level 2 charging stations to the installed charging stations on the basis of average charge rate per hour. For purposes of this equivalency demonstration, Level 2 charging stations shall be assumed to provide charging capabilities of 25 range miles per hour.</p>	<p>Residential Development</p>	<ul style="list-style-type: none"> Applicant/Project Contractor is responsible for mitigation. City of Richmond Planning Division is responsible for monitoring compliance. 	<ul style="list-style-type: none"> Prior to issuance of building permit. Planning Division Review will verify inclusion of Residential EV Chargers. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>MM 4.2-4. Commercial EV Chargers: Prior to the issuance of commercial building permits, the Applicant or its designee shall submit building design plans to the City that demonstrate that the parking areas for commercial buildings in the Plan Area would be equipped with EV charging stations that provide charging opportunities to at least the number of parking spaces required by CalGreen Tier 1 standards. “Commercial buildings” include retail, restaurant, light industrial, office, and mixed-use buildings. The EV charging stations shall achieve a similar or better functionality as a Level 2 charging station. In the event that the installed charging stations use functionality/technology other than Level 2 charging stations, the parameters of the mitigation obligation (i.e., the number of parking spaces served by EV charging stations) shall reflect the comparative equivalency of Level 2 charging stations to the installed charging stations on the basis of average charge rate per hour. For purposes of this equivalency demonstration, Level 2 charging stations shall be assumed to provide charging capabilities of 25 range miles per hour.</p>	<p>Commercial Development</p>	<ul style="list-style-type: none"> Applicant/Project Contractor is responsible for mitigation. City of Richmond Planning Division is responsible for monitoring compliance. 	<ul style="list-style-type: none"> Prior to issuance of building permit. Planning Division Review will verify inclusion of Commercial EV Chargers. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
<p>MM 4.2-5. GHG Reduction Plan: Prior to issuance of occupancy permits, the Project will reduce emissions of GHGs through implementation of a GHG Reduction Plan, which may include the following.</p> <ol style="list-style-type: none"> Purchase or fund GHG emissions reduction offsets from sources within the City. Increase on-site solar energy production for new residences beyond that required by the 2019 Title 24 Building Code. Require commercial tenants to opt into a 100 percent carbon free electricity provider option, such as the Deep Green option provided by MCE. Require use of electrically powered landscape equipment in the Project. Install electric vehicle chargers at multi-family residential buildings. Install additional electric vehicle chargers in single-family residences. Install additional electric vehicle chargers in commercial parking lots. Provide additional residential and commercial bike parking (beyond City code requirements). 	<p>Project Site</p>	<ul style="list-style-type: none"> Project Proponent/Project Contractor is responsible for mitigation. City of Richmond Planning Division and CARB/BAAQMD are responsible for monitoring compliance. 	<ul style="list-style-type: none"> Prior to issuance of occupancy permit. Planning Division Review will verify implementation of the GHG Reduction Plan. CARB/BAAQMD will verify the purchase of carbon offsets. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>9. Provide bike sharing facilities for commercial and residential users.</p> <p>10. Plant additional trees throughout the Project Site.</p> <p>11. Install LED streetlights.</p> <p>12. Reduce the Project's use of natural gas.</p>				
<p>MM 4.2-6. Potential VOCs in Disturbed Soil: The Project would implement the SGWMP, described in Section 4.7, to reduce the potential for accidental release of VOCs in the soil at the Project Site that may be disturbed by construction activities.</p>	Project Site	<ul style="list-style-type: none"> Project Proponent/Project Contractor is responsible for mitigation. The San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) is responsible for monitoring compliance with the SGWMP; the City is responsible for monitoring compliance with this mitigation measure. 	<ul style="list-style-type: none"> Prior to issuance of occupancy permit. SFBRWQCB will verify implementation of the SGWMP. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
<p>MM 4.2-7. Emergency Generator and WWTP Operations: The Project shall comply with BAAQMD regulations 2-1 and 2-5 with implementation of new emergency generators and installation and operation of the WWTP. New sources of emissions must implement T-BACT if individual source risks exceed 1.0 in a million for cancer and/or the chronic HI is greater than 0.20. Additionally, a permit would be denied if Project cancer risk exceeds 10.0 in a million or if chronic or if the acute HI exceeds 1.0.</p>	Project Site	<ul style="list-style-type: none"> Project Proponent/Project Contractor is responsible for mitigation. BAAQMD is responsible for monitoring compliance with its regulations; City is responsible for monitoring compliance with this mitigation measure. 	<ul style="list-style-type: none"> Prior to issuance of occupancy permit. BAAQMD will verify compliance with applicable regulations. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>MM 4.2-8. Odor: Applicable mitigation measures are required to reduce odor impacts from operation of the WWTP for the Modified Project under BAAQMD’s odor threshold (Table 4.2-2 of Draft SEIR). The following odor mitigation measures for WWTPs have been identified by the BAAQMD, and shall be incorporated as applicable to the particular treatment methods ultimately implemented:</p> <ol style="list-style-type: none"> 1. Activated Carbon Filter/Carbon Adsorption 2. Biofiltration/Bio Trickling Filters 3. Fine Bubble Aerator 4. Hooded Enclosures 5. Wet and Dry Scrubbers 6. Caustic and Hypochlorite Chemical Scrubbers 7. Ammonia Scrubber 8. Energy Efficient Blower System 9. Thermal Oxidizer 10. Capping/Covering Storage Basins and Anaerobic Ponds 11. Mixed Flow Exhaust 12. Wastewater Circulation Technology 13. Exhaust Stack and Vent Location with Respect to Receptors. 	Wastewater Treatment Facilities	<ul style="list-style-type: none"> • Project Proponent/ Project Contractor is responsible for mitigation. • BAAQMD is responsible for monitoring compliance with its regulations; City is responsible for monitoring compliance with this mitigation measure. 	<ul style="list-style-type: none"> • Prior to issuance of occupancy permit. • BAAQMD will verify compliance with applicable regulations. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
<p>Bay Trail Mitigation Measure AQ-1: Consistent with the Basic Construction Mitigation Measures identified by the BAAQMD, the following actions shall be incorporated into construction contracts and specifications for the Modified Project.</p> <ul style="list-style-type: none"> ▪ All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day with reclaimed water, if available. ▪ All haul trucks transporting soil, sand, or other loose material offsite shall be covered. ▪ All visible mud or dirt tracked-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. ▪ All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day with reclaimed water, if available. 	Bay Trail Segment	<ul style="list-style-type: none"> • Contractor • East Bay Regional Park District is the lead agency for this project 	<ul style="list-style-type: none"> • During construction activities • On a daily basis during grading activities 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<ul style="list-style-type: none"> ▪ All haul trucks transporting soil, sand, or other loose material offsite shall be covered. ▪ All visible mud or dirt tracked-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. 				
4.3 Biological Resources				
<p>MM 4.3-1. Suisun Marsh Aster Protection: The Suisun marsh aster shall be avoided to the maximum extent practicable. After pre-construction surveys identified by Mitigation Measure 4.3-2, setbacks of 50 feet, or the maximum buffer possible where a full 50 feet is not possible, shall be established around the total area where the population occurs via high visibility fencing prior to grading or construction. A qualified plant biologist shall be present during grading or other construction activities that occur within 50 feet of the Suisun marsh aster locations. The qualified biologist shall act as a construction monitor to ensure the fencing remains intact and that construction activities do not penetrate this setback.</p> <p>If complete avoidance of the Suisun marsh aster population cannot be reasonably achieved, and impacts to this species are unavoidable, consultation shall be initiated with the CDFW to ensure that avoidance and minimization measures are employed, and to require compensatory mitigation for any remaining impacts. Upon CDFW approval, the impacted individual plants shall be transplanted out of their existing locations and into an equivalent and suitable habitat that occurs within an established on-site open space preserve and monitored for survival for a total of five years. A qualified plant biologist shall determine the exact transplanting locations and shall supervise or perform all of the transplanting activities. Transplanting activities shall occur during the fall months as possible, prior to the onset of heavy rains and inundation of seasonal wetland features to minimize transplant stress to the plants and ensure transplant success. Transplanting activities shall not occur in the spring, summer, or winter months, unless prior approval is obtained from CDFW. If CDFW requires additional on-site plantings to fully offset any impacts, then Winehaven Legacy LLC (the Applicant) shall comply with that requirement.</p>	<p>Construction within 50 feet of Suisun Marsh aster</p>	<ul style="list-style-type: none"> • The Applicant is responsible for retaining a qualified biologist to delineate buffers, however CDFW may be consulted if additional populations are identified in MM 4.3-2. • CDFW and the City's Office of Planning and Building Services is responsible for monitoring compliance. 	<ul style="list-style-type: none"> • Setbacks demarcated prior to groundbreaking within 50 feet of Suisun Marsh aster. • Should transplanting or compensatory planting occur, monitoring annually for a minimum of five years following mitigation activities. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>Should transplanted individuals fail to establish within the 5-year monitoring period, failed plants shall be replaced at a 2:1 ratio and shall be subject to additional years of monitoring such that the success rate of compensatory plantings meets or exceeds 75 percent following a full 5 years of monitoring following the plantings. Source of mitigation plantings may come from on-site seed collection or local nursery stock. If nursery stock is utilized, it shall be in accordance with Mitigation Measure 4.3-10.</p>				
<p>MM 4.3-2. Special-Status Plants: A botanical survey of the development footprint shall be conducted prior to construction to confirm that establishment of those special-status plants with the potential to occur onsite has not occurred within the development footprint. Surveys shall occur within the appropriate identification period for those special-status plants with the potential to occur within the development footprint to be surveyed. Surveys shall occur consistent with CDFW's <i>Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Native Communities</i>. Should a special-status plant be identified on or within 50 feet of ground disturbance, a high-visibility no disturbance buffer shall be established by the qualified biologist, except if a larger buffer is required by a different project mitigation measure, such as Mitigation Measure 4.3-1 for the Suisun Marsh Aster, or determined necessary by the qualified biologist. Results of this pre-construction survey shall be documented in a memo to the City.</p> <p>Should a special-status plant not previously identified on the Project Site be observed within the development footprint, the CDFW and/or USFWS shall be consulted as appropriate in order to determine suitable mitigation actions. For CNPS rank 1 and rank 2 plants, consultation with the City shall occur to determine an appropriate course of action consistent with the City's goals and policies related to conservation of biological resources. This mitigation shall be completed via transplanting or compensatory planting at a minimum ratio of 2:1, and shall include a monitoring and reporting program developed in consultation with CDFW, USFWS and/or the City based on the jurisdiction of the plant. Monitoring of mitigation locations shall occur yearly over a 5-year period. Establishment shall achieve a minimum 75 percent success rate for completion of mitigation, subject to modification based on consultation with USFWS, CDFW and/or the City.</p>	<p>All ground disturbance areas aside from previously paved areas.</p>	<ul style="list-style-type: none"> • The Project Proponent is responsible for retaining a qualified botanist to perform surveys. However, consultation may occur with CDFW, USFWS, or with the City's Office of Planning and Building Services. • The Project Proponent, in consultation with CDFW, USFWS and/or the City's Office of Planning and Building Services as needed, is responsible for compliance. • City Office of Planning and Building Services responsible for monitoring compliance. 	<ul style="list-style-type: none"> • Pre-construction surveys in the appropriate plant identification period prior to groundbreaking in unpaved areas. • Should transplanting or compensatory planting occur, monitoring annually for a time period to be determined in consultation. 	<p>Verified By:</p> <p>Date:</p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>Source of mitigation plantings may come from on-site seed collection or local nursery stock. If nursery stock is utilized, it shall be done in accordance with Mitigation Measure 4.3-10. Should transplanted and compensatory plantings fail to reach success criteria included in the monitoring and reporting program, the monitoring biologist shall recommend adaptive management measures such as identifying additional planting locations, active vegetation management, supplemental watering, and other activities to increase the establishment rate of mitigation plantings. Should take of a State or federally listed plant species be unavoidable, an incidental take permit from CDFW and/or USFWS, may be required pursuant to applicable laws and regulations.</p>				
<p>MM 4.3-3. Environmental Awareness Training: An Environmental Awareness Training shall occur for all construction personnel working on the Project Site prior to any construction personnel being allowed to perform outdoor construction activities for the Project and its off-site improvements. A qualified biologist shall prepare instructional materials for the City's review and approval and shall train designated personnel to perform Environmental Awareness Training for construction staff. This training shall include the following.</p> <ul style="list-style-type: none"> ▪ A discussion on the importance of disease control and invasive species management in protecting sensitive biological resources (including WNS protocols) ▪ A discussion on those special-status wildlife with the potential to occur within the impact area ▪ A discussion on special-status plants observed on the Project Site ▪ Relevant biological information on those special-status species ▪ What to do in the event of an occurrence of a special-status species on the Project Site <p>Record of this training shall be maintained on the Project Site and shall be made available to agencies upon request. Contact information of a qualified biologist shall be included with the training materials such that construction personnel have a designated contact in the case of question on training provided or an occurrence of a special-status species on the Project Site.</p>	<p>Entire site</p>	<ul style="list-style-type: none"> • The Project Proponent and project contractor are responsible for retaining a qualified biologist to perform train personnel as needed. • The City Office of Planning and Building Services is responsible for compliance. 	<ul style="list-style-type: none"> • Prior to construction personnel beginning work 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>MM 4.3-4. Preservation and Protection of Eelgrass: The eelgrass bed habitat onsite shall be completely avoided during construction and operation of the Project. Specifically, water vessels (e.g., ferries, barges, water taxis/shuttles) servicing the retrofitted pier shall not come within 1,000 feet of the eelgrass bed habitat as identified in the pre-construction and annual surveys. The existing pier shall be utilized and the total surface area of the pier shall not be increased. Improvement and repair of the existing pier and pilings shall be implemented as necessary, but no new sections of pier and/or structures shall be built within or in the vicinity of any eelgrass bed habitat. Activities associated with the pier reuse shall be subject to the acquisition of necessary permits. These may include, but are not limited to, necessary BCDC permits. The Applicant shall employ dust control measures to ensure excavated soil transferred from the Project Site to barges docked at the end of the pier using a conveyor belt system does not result in debris in the Bay. Such dust control measures shall include, but not be limited to, the following.</p> <ul style="list-style-type: none"> ▪ The conveyor belt system shall be completely enclosed to prevent any loose aggregate, soils, or dust from entering the Bay during these transport operations. ▪ Sediment shall be watered as needed to prevent dust from becoming airborne. ▪ Vehicles transporting soils shall utilize designated routes. Should these routes include dirt roads, these roads shall be watered as needed to prevent excessive production of dust. ▪ Vehicles transporting soils across dirt roads shall not exceed a speed of 15 miles per hour. ▪ Soils shall be covered when transported from the location of excavation to the removal offsite. <p>All water vessel routes shall be limited to the deep-water shipping channel when not moored at the pier, and velocities shall be lowered as water vessels approach the pier to reduce waking. Water vessel speeds shall be limited to 10 knots or less within 750 feet of the pier. In addition, water vessel traffic shall not route from the terminal landward towards the shoreline. Mooring of private boats is not to be allowed on the pier. An appropriate signage and/or a buoy system shall be implemented</p>	<p>Eelgrass bed habitat</p>	<ul style="list-style-type: none"> • The Applicant is responsible for implementing dust control, implementing and maintaining water vessel routes, and for retaining a qualified eelgrass monitor. • BCDC would be responsible for compliance with necessary BCDC permit terms. • The Santa Rosa NMFS office and the SFBRWQCB would be responsible for eelgrass monitoring and mitigation activities under its regulatory purview. • City is responsible for monitoring compliance with the mitigation measure. 	<ul style="list-style-type: none"> • Dust control measures to be implemented prior to any pier rehabilitation • Monitoring to be completed at least once annually throughout construction and for three years following construction • Vessel route control such as maintenance of buoys and signage to be maintained throughout the life of the pier use. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>to properly inform marine traffic of the sensitive eelgrass habitats and to help keep any vessels away from these habitats.</p> <p>Prior to construction, the Applicant shall prepare an eelgrass monitoring plan consistent with the California Eelgrass Mitigation Policy and Implementing Guidelines, to be submitted to the NMFS for review and approval. The Plan shall require eelgrass surveys be conducted immediately prior to construction, annually throughout construction, and three years following the initial use of the pier to ensure ship travel routes do not impact eelgrass. Surveys shall be conducted by a qualified biologist pursuant to protocols outlined in the California Eelgrass Mitigation Policy and Implementing Guidelines, and shall document eelgrass distribution and density on both the Project Site and at a suitable control site during the eelgrass growing season. The surveys shall also assess the health of the eelgrass beds, including documenting the presence of any algal blooms. The surveys shall monitor eelgrass beds between 1 kilometer north and south of the Project Site and 0.5 kilometers seaward. Results of surveys shall be provided to the NMFS Santa Rosa office staff within 60 days of completion. An additional survey shall be completed within 90 days in the event of failure of debris containment systems along the conveyor belt, or in the event that a SWPPP inspection reveals the failure of BMPs protecting Bay waters resulting in the exceeding of water quality discharge standards. If NMFS determines the Project actions have adversely impacted eelgrass in or adjacent to the Project Site based on pre- and post- work distribution and density surveys, an eelgrass mitigation plan shall be provided to NMFS and the SFBRWQCB for review and approval within 60 days of the determination of adverse impacts. The mitigation plan shall provide for no net loss of habitat function, and shall include criteria consistent with the California Eelgrass Mitigation Policy and Implementing Guidelines (NOAA, 2014) as well as one or more of the following.</p> <ul style="list-style-type: none"> ▪ In-kind creation, restoration, or enhancement of habitat with a success ratio following three years of monitoring at or exceeding 1.2:1 ▪ Purchase of mitigation credits from an established and NMFS-approved eelgrass mitigation bank at a ratio of 1:1 for banks established over three years 				

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<ul style="list-style-type: none"> ▪ Purchase of mitigation credits from a NMFS-approved eelgrass mitigation bank at a NMFS-approved ratio exceeding 1:1 for banks that have been established less than three years ▪ Payment to in-lieu fee conservation program(s) ▪ Out-of-kind mitigation only in the circumstance that in-kind mitigation is not feasible, and out-of-kind mitigation provides for sufficient ecological benefits approved by NMFS and other trustee agencies such as CDFW. 				
<p>MM 4.3-5. Special-Status Birds – Nesting: Should work occur during the general nesting season (February 15 to September 15), a pre-construction nesting bird survey shall be conducted by a qualified biologist no more than five days prior to the start of ground-disturbing activities as possible. The survey shall cover all areas within 500 feet of planned construction activities. Should an active nest be identified, a high visibility “disturbance-free” buffer shall be established by the qualified biologist based on the species identified. The buffer distance shall be based upon the potential for construction noise, visual disturbance, and other disruptive metrics with the potential to affect nesting, the species of bird with the nest, and shall be at least 500 feet, unless a smaller buffer is warranted based on the recommendation of the qualified biologist and available CDFW and/or USFWS guidelines for the protection of nests and breeding a particular species. Should the nest of a special-status bird be identified, the qualified biologist along with CDFW and/or USFWS shall be consulted based on the regulatory jurisdiction of the species and nest to determine suitable buffer size and any other screening measures to help minimize or avoid the impact. Alternatively, should the qualified biologist be approved by CDFW for the purpose of performing nesting bird surveys prior to these surveys, the qualified biologist may set the appropriate construction buffer for a special-status bird nest without additional consultation.</p> <p>This buffer shall be maintained until it can be verified by a qualified biologist that the nestlings have fledged or the nest has failed. Should construction activities cease for five consecutive days or more, an additional nesting bird survey shall be required should construction resume during the general nesting season. Survey results shall be documented in a memorandum.</p>	Entire site	<ul style="list-style-type: none"> • The Project Proponent is responsible for retaining a qualified biologist to perform surveys, however CDFW and/or USFWS may also be consulted as necessary. • The Project Proponent in coordination with the City’s Office of Planning and Building Services and CDFW or USFWS as needed, is responsible for compliance. • The Master Association is responsible for compliance within the operational pest management phase. 	<ul style="list-style-type: none"> • Within 5 days of ground disturbance commencing or re-commencing during the general nesting bird season 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>Should take of a special-status bird species be unavoidable, an incidental take permit from CDFW and/or USFWS, as appropriate, shall be required.</p> <p>In order to reduce potential impacts from rodenticide use to foraging raptors, the Master Association shall contract work with a pest management company that utilizes Integrated Pest Management (IPM) techniques, including the use of non-toxic methods to control rodents within the developed areas of the Project Site. Pest management within the Open Space and public areas shall follow the recommendations in the City of Richmond's Resolution No. 25-12 (City of Richmond, 2012b), including limitations on the types and methods of rodenticide use.</p>		<ul style="list-style-type: none"> City is responsible for monitoring compliance with the mitigation measure. 		
<p>MM 4.3-6. Nighttime Lighting Plan: A nighttime lighting plan shall be developed by the Applicant and approved by the City prior to groundbreaking. The plan shall describe measures to avoid and/or minimize impacts to shorebirds and migratory birds as well as sensitive eelgrass habitat from nighttime lighting. The nighttime lighting plan shall consider Dark Sky Initiative measures in reducing the impacts of nighttime lighting. The lighting plan shall include, but not be limited to the following provisions.</p> <ul style="list-style-type: none"> Outdoor lighting known to attract shorebirds and migratory birds (e.g., searchlight advertising lighting, uplighting on signs, spotlights, floodlights, etc.) shall be prohibited. No uplighting shall be allowed. Nighttime lighting or spillage of light onto beach strand and Bay waters shall be prohibited. All lighting fixtures associated with the development of the Project shall be shielded, provide maximum efficiency, and reduce spill over through cut-off mechanisms (i.e., light that spills beyond the intended areas to be lit, but that is not projected directly upward). Lighting shall be deliberately directed downward and away from marshes and beaches, and optimize daylight by turning off when daylight provides sufficient illumination for vision and safety. Motion-sensitive lighting, lower intensity lights, and appropriately programmed timed lights shall be used to the maximum extent feasible. 	Entire site	<ul style="list-style-type: none"> The Applicant is responsible for completing the Nighttime Lighting Plan. The City's Office of Planning and Building Services is responsible for compliance. 	<ul style="list-style-type: none"> Prior to groundbreaking 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<ul style="list-style-type: none"> ▪ All outdoor lights other than those required for safety or security shall be off from the hours of 11 P.M. to 7 A.M. Lighting required for safety and security, such as pathway illumination and parking lot lighting, shall be designed to reduce light spillage and shall be of the minimum intensity to serve the purpose of illumination. ▪ Nighttime security lights shall be full cut off lights. Illumination shall be kept as low as possible while still providing the required security and safety illumination. ▪ All lighting shall comply with the RMC Article 15.04.604 as applicable. 				
<p>MM 4.3-7. Special-Status Birds – Predation: Contract, HOA and lease provisions shall require contractors and occupants of the Project Site to implement measures to deter and/or minimize disturbance by common scavenging mammals (e.g., raccoons, opossums, feral cats, and skunks) which could potentially agitate, disrupt, or otherwise frighten bird species that may be present within the Project Site. Such measures shall include, but are not limited, to regular collection and removal of trash generated by the facility, the use of sealed and secure trash dumpsters and bins throughout the facility, and fencing around trash collection areas. Master Association provisions shall include the following.</p> <ul style="list-style-type: none"> ▪ Open trash receptacles accessible to wildlife shall be prohibited. ▪ Curbside pickup for bulky waste and other events requiring placement of waste in areas of wildlife access shall occur as close to the scheduled pick-up event as possible. ▪ With the exception of bird feeders and similar items, placement of food outside shall be minimized. Pet food should be kept indoors as possible, especially during nighttime hours. 	Entire site	<ul style="list-style-type: none"> • The Project Proponent in coordination with the City's Office of Planning and Building Services is responsible for compliance. • The Project Proponent is responsible for compliance during the construction phase. The Master Association are responsible for compliance within the operational phase. • City is responsible for monitoring compliance with the mitigation measure. 	<ul style="list-style-type: none"> • Throughout construction and operation 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
<p>MM 4.3-8. Special-Status Mammals – Bats: A qualified bat biologist shall conduct pre-construction bat surveys within one month of ground disturbance of all potentially suitable bat habitats in the vicinity of any construction activities, including</p>	In the vicinity of potential bat roost habitat	<ul style="list-style-type: none"> • The Project Proponent is responsible for retaining a qualified 	<ul style="list-style-type: none"> • Within one month (or up to a year prior) of disturbance commencing or re- 	<p><i>Verified By:</i></p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>buildings scheduled to be modified or demolished, the pier, and trees with features that have the potential to support bat roosts. Additional surveys may be completed up to one year in advance of construction activities to assess habitat, identify potential roosts, and perform exclusion, if necessary. If no bats and/or evidence of bats (e.g., guano) are detected during the pre-construction surveys, no additional surveys are required. Pre-construction surveys shall include evening fly-out surveys accompanied by acoustic monitoring, daytime surveys, and surveys for bat sign. If no evidence of bats occur, then no further mitigation shall be necessary. Should a bat roost be observed, a disturbance buffer shall be established by a qualified bat biologist based on the particular needs of the species of bats found roosting. This buffer shall be maintained until evacuation takes place. Should construction halt for seven days or more, additional pre-construction surveys shall occur in areas with potential bat roost habitat.</p> <p>If bats or evidence of bats are detected during the pre-construction surveys, a qualified bat biologist shall facilitate bat evacuation from structures, or removal of bat habitat trees. Evacuation or removal shall occur only during seasonal periods of bat activity: 1) prior to maternity season from approximately March 1 (or when night temperatures are above 45 degrees Fahrenheit and when rains have ceased) through April 15 (when females begin to give birth to young) and 2) prior to winter torpor from September 1 (when young bats are self-sufficiently volant) until October 15 (before night temperatures fall below 45 degrees Fahrenheit and rains begin). Bat habitat trees scheduled for removal shall be demarcated using high-visibility markers. Removal of potential tree roost habitat, including, but not limited to, trees with sloughing bark or basal hollows, shall occur over two days, with initial partial removal occurring the first evening and full removal occurring the following day. Evacuation may include the installation of appropriate exclusionary nets around occupied habitats while bats are away from their roosts. The netted habitats shall be monitored frequently at appropriate times and intervals to ensure that all bats have left the roosts and that no bats re-enter during the duration of construction activities impacting the bat habitat structure. The qualified bat biologist shall determine the specific protocol regarding bat removal within the larger historic buildings on-site. An exclusionary plan, should the qualified biologist determine that</p>	<p>(buildings, mixed riparian, and eucalyptus woodland)</p>	<p>biologist to perform surveys, however CDFW and/or USFWS may also be consulted as necessary.</p> <ul style="list-style-type: none"> • The Project Proponent in coordination with the City's Office of Planning and Building Services and CDFW or USFWS as needed is responsible for compliance. • City is responsible for monitoring compliance with the mitigation measure. 	<p>commencing near or within potential bat roost habitat (buildings, pier, and trees)</p>	<p><i>Date:</i></p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>special-status bat exclusion from existing structures is necessary, shall be provided to CDFW as appropriate. Once construction activities are complete, the exclusionary nets shall be removed. Should construction halt for a period of more than seven days, an additional pre-construction survey shall occur for suitable bat roost habitat for which exclusion has not occurred. Should a special-status bat roost be detected and deemed necessary to be removed, replacement of suitable, species-specific roost habitat at a 1:1 ratio shall be provided on-site prior to exclusion. Consultation with CDFW shall occur to determine proper habitat replacement methodology.</p>				
<p>MM 4.3-9. Maintenance of Sensitive Habitats: Signage at all public access locations in proximity to beach strand habitat and tidal marsh habitat shall be posted that describes the sensitive nature of these habitat types and their importance within the Bay ecosystem. Signage shall also be posted at the major trailheads within the open space informing visitors of the presence and importance of sensitive coastal scrub, coastal terrace prairie, and riparian habitat. Signage shall also include action items for visiting public to encourage protection of these valuable resources. Signage shall be developed with guidance from the Association of Fish and Wildlife Agencies Stewardship Education Best Practices Planning Guide.¹ Action items may include, but are not limited to:</p> <ul style="list-style-type: none"> ▪ proper collection and disposal of trash; ▪ leashing of pets to prevent harassment of wildlife; ▪ passive activities to enjoy wildlife without disturbing natural behavior; ▪ proper maintenance of recreational equipment to prevent the spread of invasive species; ▪ discouragement of the removal of plants or other biological resources; and ▪ restrictions on allowable transportation (vehicles, bicycles, horses, etc.) on trails near sensitive habitat. <p>Park infrastructure installed on the Project Site such as benches and trail access shall be located at least 100 feet away from tidal</p>	<p>Beach strand, tidal marsh, and major public access points to open space.</p>	<ul style="list-style-type: none"> • The Project Proponent and project contractor are responsible for implementation. • The City's Office of Planning and Building Services is responsible for compliance. 	<ul style="list-style-type: none"> • Prior to occupancy 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

¹ Association of Fish and Wildlife Agencies (AFWA), 2008. Stewardship Education Best Practices Planning Guide. Available online at: <https://www.fishwildlife.org/application/files/5215/1373/1274/ConEd-Stewardship-Education-Best-Practices-Guide.pdf>. Accessed June 2020.

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
marsh habitat on the Project Site, and signage restricting public access from tidal marsh habitat shall be posted. Park infrastructure shall also include waste receptacles sufficient in number and size to service public use of the parks and open space with regular service to prevent over spilling. Removal of litter on beach strand or tidal marsh habitat shall occur as a component of servicing of waste receptacles.				
<p>MM 4.3-10. Invasive Species Management: Noxious plant species, as defined by 3 CCR section 4500, shall be removed within parks or green space during the construction phase to increase the habitat value of these open spaces. These noxious species shall be replaced with native coastal scrub and native coastal grassland species.</p> <p>If nursery stock is used for native plant or special-status plant replacement, these plants shall be acquired by a local nursery consistent with the California Department of Food and Agriculture's (CDFA) Plant Quarantine Manual (CDFA, 2019a) and, if the county remains under quarantine for <i>Phytophthora</i> sp., only acquire nursery stock from approved nurseries (CDFA, 2019b; CDFA, 2020). Additionally, all vehicles and construction equipment shall be kept clean and free of debris that could track invasive species or pathogens onto the Project Site through routine exterior washing and removal of interior debris. A log of vehicle conditions shall be kept for all vehicles frequently entering and exiting the Project Site, and maintenance activities related to vehicle cleanliness shall occur following the evaluation that a vehicle is no longer in a clean condition.</p>	Parks and green space within Planning Areas	<ul style="list-style-type: none"> The Project Proponent and project contractor are responsible for implementation. The City's Office of Planning and Building Services is responsible for compliance. 	<ul style="list-style-type: none"> Throughout construction 	<p>Verified By:</p> <p>Date:</p>
<p>MM 4.3-11. Coastal Scrub Habitat Impacts: Impacts to coastal scrub shall be mitigated at a 1.5:1 acre ratio, such that for each acre impacted, no less than 1.5 acres of in-kind habitat shall be created, restored, or preserved. Prior to development, a pre-construction survey shall be performed to identify precise acreages of coastal scrub habitat within an impact area. Coastal scrub habitat shall be identified utilizing CDFW's <i>Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities</i>. The following activities shall occur related to coastal scrub mitigation.</p> <p>1. Invasive scrub habitat within the Open Space and not impacted by grading shall be removed and replaced with coastal scrub habitat similar to native coastal scrub habitat present on the Project Site. These acres shall be managed</p>	Coastal scrub and invasive scrub habitat	<ul style="list-style-type: none"> The Applicant is responsible for implementation. The City's Office of Planning and Building Services is responsible for compliance. 	<ul style="list-style-type: none"> Pre-construction survey prior to development. Throughout construction with monitoring annually for a minimum of five years following completion of initial restoration activities. 	<p>Verified By:</p> <p>Date:</p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>and monitored annually for a minimum of five years. A qualified biologist shall prepare an annual report on the status of habitat restoration activities with recommendations on adaptive management measures as necessary. Mitigation shall be deemed complete when, after five years of management and monitoring, the qualified biologist determines that the mitigation has achieved a 75 percent native plant cover within the coastal scrub areas. Additional years of management and reporting shall occur should mitigation fail to meet success criteria. These reports shall be maintained by the Applicant and be available to agencies upon request. Specific management and maintenance procedures shall be included within the Open Space Plan.</p> <p>2. The coastal scrub habitat within the Open Space and not impacted by grading shall be preserved.</p> <p>3. Of those acres defined in (2), habitat restoration and enhancement activities shall occur such that overall mitigation of (1) and (2) above and the replanting of graded areas result in mitigation at a ratio of not less than 1.5 acres restored and preserved per 1 acre of impact. Coastal scrub mitigation areas shall be managed and monitored for a total of five years to remove and prevent the further encroachment of invasive scrub. A qualified biologist shall prepare an annual report on the status of preserved habitat with recommendations on adaptive management for invasive species as necessary. These reports shall be maintained by the Project Proponent and be available to agencies upon request. Detailed management and maintenance procedures shall be included within the Open Space Plan identified by Mitigation Measure 4.3-12.</p> <p>4. Grading areas that remove coastal scrub or invasive scrub habitat shall be replanted with coastal scrub habitat as possible in concurrence with or following stabilization of the grading area. Those acreages necessary to reach the mitigation goal of 1.5:1, should additional acreage be necessary beyond (1) and (3) above, shall be subject to the same monitoring, management, and reporting requirements as detailed in (1) above.</p> <p>Areas of preservation and restoration shall be identified within the Open Space Plan (MM 4.3-12) at the time precise impact areas are quantified, during the design phase. Mitigation areas</p>				

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>shall be in-kind based on the delineation of habitat based on CDFW's <i>Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities</i>. Restoration and management efforts shall include an emphasis on creating and maintaining a native coastal grass understory as appropriate. Identification of coastal scrub preservation, restoration, and/or creation areas shall be reviewed and approved by the City through the Open Space Plan.</p> <p>Guidance for mitigation activities shall be derived from the Long-Term Prospects for Restoration of Coastal Sage Scrub: Invasive Species, Nitrogen Deposition, and Novel Ecosystems and related references. These methods may include, but are not limited to the use of grazing, mulching, solarization, hand weeding, and other methods.²</p>				
<p>MM 4.3-12. Dedicated Open Space: An Open Space Plan shall be established by the Applicant for the proposed open space and shoreline park that would be held in ownership by the City. The Plan shall act as a guide in implementing mitigation related to sensitive habitat preservation, creation, and restoration. The Plan shall ensure that compensatory actions required for impacts to sensitive habitats, including coastal scrub and coastal terrace prairie are implemented and monitored as necessary in order to meet success criteria. The Open Space Plan shall additionally act as a binding agreement between the Applicant and the City to identify final impacts following lot development, to locate mitigation areas, and to assure completion of mitigation by the Applicant. The Open Space Plan shall include, at a minimum, the following.</p> <ul style="list-style-type: none"> ▪ Approved activities within Open Space. The Open Space Plan shall restrict allowable activities near sensitive, natural habitats in the Open Space to those that are predominantly passive and include maintenance of trails, maintenance of environmental 	<p>Open Space Zoning District</p>	<ul style="list-style-type: none"> • The Applicant is responsible for implementation. • The City's Office of Planning and Building Services is responsible for compliance. 	<ul style="list-style-type: none"> • Completion of Open Space Plan prior to ground disturbance, implementation of the Open Space Plan throughout operation. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

² Allen et al., 2019. Long-term prospects for restoration of coastal sage scrub: invasive species, nitrogen deposition, and novel ecosystems. Proceedings of the chaparral restoration workshop, California. Gen. Tech. Rep. PSW-GTR-265. Albany, CA: U.S. Department of Agriculture, Forest Service, Pacific Southwest Research Station: 1-18. Available online at: https://www.fs.fed.us/psw/publications/documents/psw_gtr265/psw_gtr265.pdf. Accessed June 2020.

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>education signage, and establishment of public access along dedicated trails.</p> <ul style="list-style-type: none"> ▪ Maintenance activities of trails such that trails are clearly defined and are not overgrown with foliage. These activities shall be designed to promote visitors to stay on pathways and to reduce the likelihood of disturbing sensitive habitat. Trail maintenance shall occur at least once annually and shall include the removal of invasive shrubs and herbs as possible. Qualified personnel shall be consulted in ongoing management of invasive vegetation along trails. ▪ Consistent with MM 4.3-21, compliance with the tree removal permits and Urban Greening Master Plan requirements on City land. ▪ A description of any habitat preservation, creation, or restoration completed under 4.3-11, 4.3-14, 4.3-16, 4.3-18, or 4.3-19 within Open Space for coastal scrub, coastal terrace prairie, mixed riparian, seasonal wetland, or ephemeral drainage habitats. This shall include a final statement of Project impact acreages by habitat type, and a map clearly defining where preservation and mitigation areas are located. ▪ A monitoring plan to ensure that compensatory actions required for impacts to coastal scrub and coastal terrace prairie habitats are implemented as necessary in order to meet success criteria. This measure reiterates the requirements of MM 4.3-2, 4.3-9, and 4.3-11. ▪ The Open Space Plan shall include provisions for the removal of invasive plants, and their replacement with native plant species, consistent with MM 4.3-10. Replacement shall emphasize the use of locally rare, culturally significant, or ecologically important species. ▪ Consistent with the requirements of Municipal Code Chapter 9.48, no pesticides shall be used within the Open Space. Only herbicides that do not contain the chemical atrazine shall be permitted. <p>A qualified biologist shall prepare the Open Space Plan, and a qualified biologist shall perform any recommended monitoring, reporting, and adaptive management recommendations to reach performance criteria as they relate to the mitigation measures</p>				

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>referenced in the Open Space Plan regarding sensitive habitat mitigation required for the Project. The City shall review and approve the Open Space Plan. The City shall consult with the CDFW, USFWS, and other agencies as appropriate. The Applicant shall be responsible for ensuring that the Open Space Plan is completed prior to ground disturbance and that all mitigation and monitoring occurs as detailed in the mitigation measures referenced in the Open Space Plan. As impacts are identified during pre-construction surveys, mapping within the Open Space Plan shall be updated to identify locations for replacement plantings.</p>				
<p>MM 4.3-13. Vegetation Management within Planning Areas: Vegetation management shall be included as a component of the Covenants, Conditions, and Restrictions of the HOA and as a lease condition. The Master Association shall be responsible for ensuring that the following are achieved related to vegetation management.</p> <ul style="list-style-type: none"> ▪ Landscaping established and maintained by the HOA or Commercial Association shall be consistent with the aesthetics and functionality of the landscape with an emphasis on the use of native plants within landscaping designs. Trees planted in these areas shall consist of those species native to the Project Site. ▪ Native vegetation shall be sourced locally as feasible. ▪ Landscaping shall not occur within the designated natural Open Space areas except as provided within the Open Space Plan or for the purpose of ground stabilization following construction. ▪ Vegetation removal shall not occur within the designated Open Space except as necessary for mitigation contained herein, such as removal of invasive plants, maintenance of hiking paths, or removal of dead or dying vegetation to reduce fire fuel load. <p>Additionally, the Master Association shall ensure that Project residents and employees minimize overall impacts to sensitive habitats through the following measures.</p> <ul style="list-style-type: none"> ▪ The Master Association shall provide new residents and employees with information on native species and encourage their use on private landowner parcels. 	<p>Planning Areas</p>	<ul style="list-style-type: none"> • The Project Proponent, Master Association are responsible for implementation. • City is responsible for monitoring compliance with the mitigation measure. 	<ul style="list-style-type: none"> • Throughout operation 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<ul style="list-style-type: none"> ▪ The Master Association shall provide new residents and employees with information on the sensitive habitats present on the Project Site and the importance of these habitats. ▪ The Master Association shall prohibit the planting of non-native tree species. ▪ The Master Association shall prohibit the use of pesticides. Only herbicides that do not contain the chemical atrazine shall be permitted. 				
<p>MM 4.3-14. Mixed Riparian Habitat: Mixed riparian habitat shall be avoided as practical through design. Setbacks at a minimum of 50 feet, or the largest buffer possible when 50 feet is not feasible, shall be established with high-visibility fencing by a qualified biologist around all areas of avoided mixed riparian habitat. The biologist may require a larger setback after consideration of the soil types, slope between the buffer and construction, hydrology, vegetation, and runoff potential. Un-impacted mixed riparian habitat adjacent to impacted mixed riparian habitat shall also be demarcated with high visibility markers. A qualified biologist shall be present during development activities that ensue within 50 feet of the fenced riparian setbacks. The qualified biologist shall act as a construction monitor to ensure the fencing remains intact and that construction activities do not occur within these avoidance buffers. No staging of equipment or other construction-related activities shall occur within non-impacted mixed riparian habitat or buffers established by the qualified biologist.</p> <p>Additionally, the Applicant shall provide CDFW with the proper notification of impacts to ephemeral drainages and associated riparian habitat for those impacted drainages supporting mixed riparian habitat. All compensatory action required through the appropriate LSAA permit for impacts to riparian habitat shall be adhered to. This shall include, but is not limited to, habitat preservation and/or habitat restoration of in-kind habitat exceeding 1:1, or creation of habitat at a minimum of 1:1. Mitigation for direct impacts to mixed riparian habitat not covered under an LSAA shall occur through a combination of habitat preservation and/or restoration and shall, at a minimum, include the following.</p> <ul style="list-style-type: none"> ▪ Should mitigation occur through preservation, preservation shall occur at a minimum ratio of 2:1. 	<p>On and within 100 feet of mixed riparian habitat</p>	<ul style="list-style-type: none"> • The Applicant is responsible for retaining a qualified biologist to demarcate setbacks. • The City's Office of Planning and Building Services is responsible for monitoring compliance. • CDFW is responsible for compliance with terms of an LSAA, should one be needed for impacts to mixed riparian habitat. 	<ul style="list-style-type: none"> • Setbacks to be established prior to construction within 100 feet of mixed riparian habitat. • Monitoring of mitigation activities annually for a minimum of five years following completion of initial mixed riparian mitigation activities. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>Areas designated for preservation shall be maximized within designated open space, and shall not occur within residential lots. Those areas selected for preservation shall be approved by the City and shall be subject to the compensatory actions set forth in this mitigation. Preservation areas shall be identified within the Open Space Plan (MM 4.3-12).</p> <ul style="list-style-type: none"> ▪ When mitigation occurs through the enhancement or restoration of habitat, mitigation shall occur at a minimum ratio of 2:1. Restoration and/or enhancement of habitat shall occur within designated open space as possible. Monitoring of mitigation activities shall be performed by a qualified biologist for a minimum of three years. The qualified biologist shall prepare an annual report on the progress of mitigation with identified management actions. These reports shall be submitted to the City and be available to agencies upon request. Mitigation shall be deemed complete once the qualified biologist has determined that the success or establishment of restoration or enhancement activities meets or exceeds 80 percent. The qualified biologist may utilize bank stabilization, percent native ground cover, relative ratios of the herbaceous, shrub, and tree layers, as well as other habitat quality indicators in order to determine the level of success. At a minimum, ground cover shall meet or exceed 80 percent, with a native plant cover percent meeting or exceeding that of impacted mixed riparian habitat. Additional years of management and reporting shall occur should mitigation fail to meet success criteria. Specific management and maintenance procedures shall be included within the Open Space Plan. 				
<p>MM 4.3-15. Protection of Beach Strand: Replacement/restoration is not appropriate for this habitat type due to its inherent intrinsic value, role as habitat for plant and wildlife species (including special-status species), increasing threats by development, and its currently limited distribution within the region. The Project shall be designed to avoid beach strand habitat. To ensure prevention of direct impacts and avoid indirect impacts to the beach strand habitat onsite during operation, the existing roads and pathways within and adjacent</p>	<p>On and within 100 feet of beach strand habitat</p>	<ul style="list-style-type: none"> • The Project Proponent is responsible for retaining a qualified biologist to demarcate setbacks. 	<ul style="list-style-type: none"> • Prior to and throughout construction within 100 feet of beach strand habitat 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>to beach strand habitat shall be used, and no new roadways in beach strand habitat shall be constructed. Improvement of the existing roadways that do not convert beach strand habitat may be implemented as necessary, but no new roadways shall be within beach strand habitat.</p> <p>To avoid impacts during construction, setbacks at a minimum of 50 feet, or the largest buffer possible when 50 feet is not feasible, shall be established with high-visibility fencing by a qualified biologist around beach strand habitat before construction activities within 100 feet of that habitat begin. Larger setbacks of up to 100 feet may be required by the qualified biologist based on the soil type in the area where construction would occur, slope between the construction work and area with beach strand habitat, local hydrology, existing vegetative cover, and runoff potential of construction areas.</p> <p>A qualified biologist shall be present during any and all development activities that occur within 50 feet of the fenced beach strand setbacks to ensure no indirect impacts occur to beach strand habitat.</p>		<ul style="list-style-type: none"> The City's Office of Planning and Building Services is responsible for compliance monitoring. 		
<p>MM 4.3-16. Seasonal Wetlands, and Ephemeral Drainage Impacts: Consultation shall occur with USACE in order to verify the presence of jurisdictional wetlands and waters impacted by the Project. The Applicant shall obtain a CWA Section 404 permit from USACE for impacts to jurisdictional wetlands or waters, and a corresponding CWA Section 401 Water Quality Certification from the SFBRWQCB. Typical 404-permit mitigation occurs at a ratio of 1:1 acres created versus impacted and 2:1 acres restored/enhanced versus impacted, though individual permit conditions may vary.</p> <p>The Applicant shall provide the required notification to CDFW under Section 1602 of the California Fish and Game Code for alteration of the ephemeral drainages and shall obtain an LSAA if required by CDFW prior to ground disturbance. The conditions of these permits, as well as any additional permits related to impacts to biological resources required for the Project, shall be adhered to. Mitigation for direct impacts to seasonal wetlands and ephemeral drainages shall occur through a combination of habitat preservation, creation, and/or restoration and shall, at a minimum, include the following.</p> <ul style="list-style-type: none"> Should mitigation occur through preservation, preservation shall occur at a minimum ratio of 2:1. 	<p>On or within 100 feet of wetlands and drainages</p>	<ul style="list-style-type: none"> The Applicant is responsible for retaining a qualified biologist to demarcate setbacks, and for implementing mitigation. The City's Office of Planning and Building Services is responsible for monitoring compliance with mitigation. USACE is responsible for compliance with 	<ul style="list-style-type: none"> Setbacks demarcated prior to and throughout construction within 100 feet of seasonal wetlands and ephemeral drainages. Monitoring of mitigation once annually for a minimum of three years, or greater as specified in permits. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>Areas designated for preservation shall be maximized within designated open space, and shall not occur within residential lots. Those areas selected for preservation shall be approved by the City and shall be subject to the compensatory actions set forth in this mitigation and necessary permit conditions.</p> <ul style="list-style-type: none"> ▪ Seasonal wetlands may be mitigated for through restoration of habitat at a 2:1 ratio, or creation of habitat at a 1:1 ratio. Restoration and/or creation of habitat shall occur within designated open space as possible. Monitoring of mitigation activities shall be performed by a qualified biologist for a minimum of three years or consistent with the terms of necessary permits. The qualified biologist shall prepare an annual report on the progress of mitigation with identified management actions. These reports shall be submitted to the City and available to agencies upon request. Mitigation shall be deemed complete once the qualified biologist has determined that the success or establishment of restoration or habitat creation activities. The biologist may use a combination of habitat indicators such as ground stabilization, percent native ground cover, relative ratios of the herbaceous, shrub, and tree layers, as well as other habitat quality indicators in order to determine the level of success. At a minimum, native plant cover percentage shall meet or exceed that of impacted wetland habitat. Ephemeral drainage mitigation shall not be channelized and shall promote stable banks and native plant species. Additional years of management and reporting shall occur should mitigation fail to meet success criteria. Specific management and maintenance procedures shall be included within the Open Space Plan. ▪ Ephemeral drainage impacts shall be offset by no less than the area of impacts. Monitoring of mitigation activities shall be performed by a qualified biologist for a minimum of three years or consistent with the terms of necessary permits. The qualified biologist shall prepare an annual report on the progress of mitigation with identified management actions. These reports shall be submitted to the City and available to agencies upon request. Mitigation shall be deemed complete once the 		<p>terms of the CWA Section 404 permit.</p> <ul style="list-style-type: none"> • The SFBRWQCB is responsible for compliance with terms of the CWA Section 401 permit. • CDFW is responsible for compliance with the terms of the LSAA, if needed. 		

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>qualified biologist has determined that the success or establishment of restoration or habitat creation. The biologist may use a combination of habitat indicators such as ground stabilization, percent native ground cover, relative ratios of the herbaceous, shrub, and tree layers, as well as other habitat quality indicators to determine the level of success. Ephemeral drainage mitigation shall not be channelized and shall promote stable banks and native plant species. Additional years of management and reporting shall occur should mitigation fail to meet success criteria. Specific management and maintenance procedures shall be included within the Open Space Plan.</p> <ul style="list-style-type: none"> ▪ Other forms of mitigation, such as the purchase of mitigation credits from a bank approved by the permitting agency, may serve to replace the conditions above provided that measures are approved by the appropriate permitting agency. <p>Additionally, setbacks of 50 feet, or the largest setback possible when a full 50 feet is not feasible, shall be established by a qualified biologist around each of the seasonal wetlands or ephemeral drainage features within 100 feet of project development. The biologist may require a larger setback of up to 100 feet after consideration of the soil types, slope between the buffer and construction, hydrology, vegetation, and runoff potential. Setbacks shall be marked off with high visibility fencing prior to the commencement of construction. A qualified biologist shall be present during any and all construction activities that ensue within 50 feet of any buffer area of seasonal wetlands or ephemeral drainage. The qualified biologist shall act as a construction monitor to ensure that indirect impacts from construction to waters/wetlands do not occur and the fencing remains intact.</p>				
<p>MM 4.3-17. Protection of Tidal Marsh: The tidal marsh habitat onsite shall be completely avoided. A minimum setback of at least 50 feet shall be established around the tidal marsh habitat to prevent any impacts during construction. The exact width of the tidal marsh setback may be larger based on specified conditions of associated permits from the BCDC, USACE, SFBRWQCB, or other jurisdictional agencies.</p>	<p>On and within 100 feet of tidal marsh habitat</p>	<ul style="list-style-type: none"> • The Project Proponent is responsible for retaining a qualified biologist to demarcate setbacks. 	<ul style="list-style-type: none"> • Prior to and throughout construction within 100 feet of tidal marsh habitat 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>Prior to commencement of construction, high visibility fencing shall be installed to delineate the tidal marsh setback. A qualified biologist shall be present during any and all development activities that ensue within 50 feet of the fenced tidal marsh setback. The qualified biologist shall act as a construction monitor to ensure the fencing remains intact and that construction activities do not disturb habitat within this setback buffer</p>		<ul style="list-style-type: none"> • The City's Office of Planning and Building Services is responsible for compliance monitoring. • Should BCDC or USACE require larger setbacks, BCDC, SFBRWQCB and/or USACE shall be responsible for compliance of those terms. 		
<p>MM 4.3-18. Coastal Terrace Prairie Habitat Impacts: Impacts to coastal terrace prairie shall be mitigated at a 2:1 ratio, such that for each acre impacted, no less than two acres of in-kind habitat shall be created, restored, or preserved. Prior to development, a pre-construction survey shall be performed to identify precise acreages of coastal terrace prairie habitat within an impact area. Coastal terrace prairie habitat shall be identified utilizing CDFW's <i>Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities</i>. The following activities shall occur related to coastal terrace prairie mitigation.</p> <ol style="list-style-type: none"> 1. Coastal terrace prairie habitat within the Open Space and not impacted by grading shall be preserved. These acres shall be managed and monitored for a total of five years to prevent significant increase in invasive grasses cover. A qualified biologist shall prepare an annual report on the status of preserved habitat with recommendations on adaptive management for invasive species as necessary. These reports shall be maintained by the Applicant and available to agencies upon request. Detailed management and maintenance procedures from the California Native Grasslands Association's Grassland Restoration and Management Resources shall be included within the Open Space Plan. 	<p>Coastal terrace prairie grassland, annual grassland</p>	<ul style="list-style-type: none"> • The Applicant is responsible for implementation. • The City's Office of Planning and Building Services is responsible for compliance monitoring. 	<ul style="list-style-type: none"> • Pre-construction survey prior to development. • Throughout construction with monitoring annually for a minimum of five years following completion of initial restoration activities. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>2. Invasive annual grassland habitat within the Open Space and not impacted by grading are suitable for restoration to a coastal terrace prairie composition and shall be restored such that the minimum 2:1 mitigation ratio is achieved. Areas where annual grasslands have been impacted by grading may also be areas that are suitable for restoration to coastal terrace prairie. These acres shall be managed and monitored annually for a minimum of five years. A qualified biologist shall prepare an annual report on the status of habitat restoration activities with recommendations on adaptive management measures as necessary. Mitigation shall be deemed complete when, after five years of management and monitoring, the qualified biologist determines that the mitigation has achieved successful conversion of annual grassland to coastal terrace prairie habitat, with a percent native grass cover equal to or exceeding the average percent cover of native grasses of preserved coastal terrace prairie. Additional years of management and reporting shall occur should mitigation fail to meet success criteria. These reports shall be maintained by the Applicant and be available to agencies upon request. Detailed management and maintenance procedures from the California Native Grasslands Association's Grassland Restoration and Management Resources shall be included within the Open Space Plan.</p> <p>3. Grading areas that remove coastal terrace prairie or annual grassland habitat shall be replanted with coastal terrace prairie habitat as possible in concurrence with or following stabilization of the grading area. Those acreages necessary to reach the mitigation goal of 2:1, should additional acreage be necessary beyond (1) and (2) above, shall be subject to the same monitoring, management, and reporting requirements as detailed in (2) above.</p> <p>Areas of preservation and restoration shall be identified within the Open Space Plan at the design stage when the precise impact size is determined. Mitigation areas shall be in-kind based on the delineation of habitat based on CDFW's <i>Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities</i>. Identification of coastal terrace prairie preservation, restoration, and/or creation</p>				

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>areas shall be reviewed and approved by the City through the Open Space Plan (MM 4.3-12). Management and maintenance procedures recommended by Grassland Restoration and Management Resources that shall be included in the Open Space Plan include, but are not limited to the use of soil management, grazing, mowing, and limited use of herbicide.³</p>				
<p>MM 4.3-19. Impacts to Wetlands and Waters: The Applicant shall obtain an approved jurisdictional delineation from USACE prior to the commencement of construction to determine whether the wetlands and waters on the Project Site are jurisdictional under the CWA. A CWA Section 404 permit and CWA Section 401 certification for impacts to any jurisdictional features shall be obtained prior to ground disturbance. For those features that are not jurisdictional under the CWA but are waters of the State, the Applicant shall secure waste discharge requirements from the RWQCB prior to commencement of construction. Should permits require habitat restoration, creation, or other active habitat management, these activities shall be outlined and included within the Open Space Plan (MM 4.3-12). The Project shall avoid jurisdictional waters to the extent practicable through project design. Setbacks of a minimum 50 feet, or maximum possible when a full 50 feet is not practicable, shall be established by a qualified biologist around each of the wetland features within 100 feet of project development, unless the soils, slope, hydrology, vegetation, and runoff potential determine that a greater buffer distance up to 100 feet is required. Setbacks shall be demarked by installation of high visibility fencing prior to the commencement of construction activities. A qualified biologist shall be present during any and all construction activities that ensue within 50 feet of the wetlands or waters buffers. The qualified biologist shall act as a construction monitor to make sure the fencing remains intact and that construction activities do not occur within the wetlands or waters avoidance buffer areas. Permit terms and conditions related to buffers shall supersede buffers presented herein in case of conflict.</p>	<p>On and within 50 feet of jurisdictional wetlands or waters</p>	<ul style="list-style-type: none"> • The Applicant is responsible for retaining a qualified biologist to demarcate setbacks. • The City's Office of Planning and Building Services is responsible for compliance monitoring. • 	<ul style="list-style-type: none"> • Prior to and throughout construction within 50 feet of jurisdictional wetlands and waters. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

³ California Native Grasslands Association (CNGA), 2020. Grassland Restoration and Management Resources. Available online at: <https://www.cnga.org/Grassland-Restoration-&Management>. Accessed June 2020.

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>MM 4.3-20. Protection of Monarch Butterflies: Should ground-disturbance activities commence within eucalyptus woodland within monarch over-wintering season (October 1 through February 28), a pre-construction survey shall be completed by a qualified biologist to determine the presence or absence of roosting monarch butterflies. Should no roosts be identified, no further mitigation would be necessary. Should active monarch butterfly roost trees be identified, the tree shall not be removed until after the qualified biologist has determined that the monarch butterflies have vacated the roost. Active roost trees shall be protected with a 100-foot construction buffer demarcated by a qualified biologist with high-visibility fencing or flagging around the outer boundary of the active roosting habitat. The 100-foot buffer could be reduced if, in consultation with CDFW or a qualified biologist, a shorter distance is deemed sufficient due to site conditions or the activity itself. The buffer shall remain until it is determined by the biologist that the roost is no longer active.</p>	<p>Eucalyptus woodland habitat</p>	<ul style="list-style-type: none"> The Project Proponent is responsible for implementation. The City's Office of Planning and Building Services is responsible for compliance monitoring. 	<ul style="list-style-type: none"> Prior to ground disturbance within eucalyptus woodland commencing between October 1 and February 28. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
<p>MM 4.3-21. Compliance with Local Plans and Ordinances: The Project shall maximize the use of native trees consistent with the City Urban Greening Master Plan's recommendations on tree species and planting specifications. Trees removed on City land as a result of the Project shall be mitigated for in the following way.</p> <ul style="list-style-type: none"> Permitted removal of native trees shall be replanted at an in-kind 2:1 ratio. Permitted removal of non-native trees shall be replaced with a native tree recommended within the Urban Greening Master Plan at a 2:1 ratio. Planted trees shall be monitored annually by a qualified biologist for a minimum of three years. Mitigation shall achieve a minimum success rate of 75 percent survival after three years. The annual report shall be submitted to the City and shall include information on tree planting locations, health of trees, diameter at breast height (if applicable), and the number and location of necessary plantings to replace failed trees. Additional years of monitoring and maintenance activities may be required to achieve success criteria. Use of compensatory tree plantings shall be maximized within public access areas such as parks and along roadsides, and spacing shall be consistent with the 	<p>Open Space Zoning District</p>	<ul style="list-style-type: none"> The Project Proponent is responsible for implementation. The City's Office of Planning and Building Services is responsible for compliance monitoring. 	<ul style="list-style-type: none"> Planting following removal of trees within the Open Space Zoning District. Monitoring of mitigation annually for a minimum of three years. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
street-tree requirements in the City's Urban Greening Master Plan.				
Bay Trail Mitigation Measure BIO-1: Prior to construction, EBRPD or a qualified botanist shall pin flag or mark locations of special-status plant species along the alignment. The Modified Project shall avoid impacts to special-status plant species where possible, however, where impacts cannot be avoided, plants shall be translocated or replanted in the Project Site vicinity or nearest suitable habitat. Prior to the initiation of construction, a qualified botanist shall conduct a focused survey for marsh gumplant and Suisun marsh aster within the construction footprint during the appropriate blooming period (April through November). The survey shall be conducted in accordance with the CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (CDFW, 2018b).	Bay Trail Segment	<ul style="list-style-type: none"> East Bay Regional Park District is responsible for incorporating this measure into contract specifications and for ensuring compliance during construction. The botanist is responsible for conducting the survey and, if necessary, salvaging and relocating plants. 	<ul style="list-style-type: none"> Prior to construction activities related to the Bay Trail Segment. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
Bay Trail Mitigation Measure BIO-2: If any construction activities (e.g., grubbing, grading, removal of one tree) are scheduled during the bird nesting season (typically defined by CDFW as February 1 to September 1), a qualified biologist shall conduct a pre-construction survey for nesting birds no more than 5 days prior to the start of work, or as otherwise specified by permit conditions. If the project is suspended and delayed for 10 or more days another nesting survey shall be conducted 2 days prior to resuming work. If the survey indicates the presence of nesting birds, a qualified biologist shall delineate a buffer zone where no construction may occur until the biologist has determined that all young have successfully fledged, or until otherwise approved by CDFW. The size of the buffer(s) shall be determined by the biologist in consultation with CDFW and be based on the nesting species and its sensitivity to disturbance.	Bay Trail Segment	<ul style="list-style-type: none"> East Bay Regional Park District is responsible for incorporating this measure into contract specifications and for ensuring compliance during construction. The Project Proponent is responsible for retaining a biologist to survey the site and delineate a buffer zone if necessary. The Construction Contractor is responsible for 	<ul style="list-style-type: none"> No more than five days prior to commencement or re-commencement of construction activities related to the Bay Trail Segment. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
		implementing this measure.		
<p>Bay Trail Mitigation Measure BIO-3: Prior to ground-disturbing activities, a biologist shall conduct visual pre-construction surveys for California Ridgway's (formerly Clapper) rail and California black rail within suitable habitat and surrounding areas. Suitable habitat on the Project Site is limited to marsh and mud flat areas near Castro Point. If the rails or other sensitive species are observed on or near the Project Site, the biologist shall establish buffers around which no disturbance can occur until the biologist determines a work can proceed within the area or the species do not occur within the area.</p>	Bay Trail Segment	<ul style="list-style-type: none"> East Bay Regional Park District is responsible for incorporating this measure into contract specifications and for ensuring compliance during construction. The Project Proponent is responsible for retaining a biologist to conduct the survey. 	<ul style="list-style-type: none"> One time prior to ground disturbing activities, and during construction if species are observed after the pre-construction survey is completed. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
<p>Bay Trail Mitigation Measure BIO-4: Measures shall be taken to avoid impacts to monarch butterflies if present onsite. If eucalyptus trees at the northern end of the Bay Trail are proposed for removal, a biologist shall conduct a survey for monarch butterflies during the winter roosting season when monarch butterfly roosting colonies would be expected to occur (typically October to February). If present, an avoidance plan shall be developed by a biologist for implementation during construction. If monarch butterflies are present, grading, excavation, and eucalyptus tree removal shall be restricted from August 1 through March 31.</p>	Bay Trail Segment	<ul style="list-style-type: none"> East Bay Regional Park District is responsible for incorporating this measure into contract specifications and for ensuring compliance during construction. The biologist is responsible for conducting the pre-construction survey and, if found, developing an avoidance plan during construction of the Bay Trail Segment. 	<ul style="list-style-type: none"> During construction and as deemed necessary by a qualified biologist. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>Bay Trail Mitigation Measure BIO-5: After construction is complete, EBRPD or the construction contractor shall replant native trees and native shrubs in the immediate vicinity of the Project Site at a 3:1 mitigation ratio, or a replacement ratio as determined by regulatory agencies and specified in environmental permits obtained through the Joint Aquatic Resources Permit Application if it results in a greater number of replacement trees.</p>	Bay Trail Segment	<ul style="list-style-type: none"> East Bay Regional Park District is responsible for incorporating this measure into contract specifications and for ensuring compliance during construction. 	<ul style="list-style-type: none"> During construction activities deemed necessary by a qualified biologist for the area related to the Bay Trail Segment. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
<p>Bay Trail Mitigation Measure BIO-6: During construction, the contractor shall avoid and minimize the spread of invasive or noxious weed species. Equipment shall be cleaned and free of weeds, and seeds prior to being used onsite. The EBPRD or a qualified contractor shall write a site-specific Invasive Plant Plan to specify implementation that shall avoid and minimize the introduction and spread of invasive plant species and seeds.</p>	Bay Trail Segment	<ul style="list-style-type: none"> East Bay Regional Park District is responsible for incorporating this measure into contract specifications and for ensuring compliance during construction. 	<ul style="list-style-type: none"> During construction activities deemed necessary by EBRPD 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
<p>Bay Trail Mitigation Measure BIO-7: To reduce potential short-term impacts to the upland wetland, the contractor shall implement the following avoidance measures and BMPs:</p> <ul style="list-style-type: none"> Install temporary silt fencing beyond the outer edge of the wetland boundary to prevent entry of fill into the wetland during construction. Temporary silt fencing would also reduce the likelihood of wildlife from entering the work area. Place temporary Environmentally Sensitive Area fencing where needed to prevent construction equipment and workers from entering the upland wetland. 	Bay Trail Segment	<ul style="list-style-type: none"> East Bay Regional Park District is responsible for incorporating this measure into contract specifications and for ensuring compliance during construction. 	<ul style="list-style-type: none"> Prior to project construction of the Bay Trail Segment 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
<p>Bay Trail Mitigation Measure BIO-8: Fencing and other structures associated with development of the Bay Trail shall be designed and constructed in a manner that does not impede wildlife movement.</p>	Bay Trail Segment	<ul style="list-style-type: none"> East Bay Regional Park District is responsible for incorporating this measure into contract specifications and for ensuring compliance during construction. 	<ul style="list-style-type: none"> Prior to and during construction activities deemed necessary by East Bay Regional Park District/ Contractor 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
Bay Trail Mitigation Measure BIO-9: The EBRPD or its construction contractor shall obtain a tree removal permit from the City superintendent, or equivalent, for removal or pruning of trees at least three days prior to when work shall occur. Proposed tree removal shall be completed within 30 days of obtaining the permit.	Bay Trail Segment	<ul style="list-style-type: none"> East Bay Regional Park District is responsible for incorporating this measure into contract specifications and for ensuring compliance during construction. 	<ul style="list-style-type: none"> During construction activities within 30 days of obtaining the permit 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
Bay Trail Mitigation Measure BIO-10: The construction contractor shall be responsible for providing, installing, and maintaining tree and shrub protection in active work areas for the duration of construction.	Bay Trail Segment	<ul style="list-style-type: none"> East Bay Regional Park District is responsible for incorporating this measure into contract specifications and for ensuring compliance during construction. 	<ul style="list-style-type: none"> During construction activities, as deemed necessary by Contractor 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
4.4 Cultural Resources and Tribal Cultural Resources				
MM 4.4-1. Do Not Issue Building/Demolition Permits for the Winehaven District Until HPC Approves: The City shall not issue demolition permits associated with demolition or construction in the Winehaven Historic District until the HPC has reviewed the application to ensure that the building proposed to be demolished is not a contributor to the Winehaven District. If SHPO approves the Historic District amendment which clarifies the contributing and non-contributing features, demolition of non-contributing features shall be deemed approved and shall not require review by the HPC.	Winehaven District	<ul style="list-style-type: none"> The City of Richmond Historic Planning Commission (HPC) is responsible for mitigation and monitoring compliance 	<ul style="list-style-type: none"> Prior to issuance of demolition and building permits. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
MM 4.4-2. Develop and Apply Design Guidelines for the Winehaven Historic District: The Project Applicant shall develop comprehensive Design Guidelines that comply with the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties that will govern the rehabilitation of buildings within the Historic District as well as new construction within the Historic District. The Design Guidelines shall be reviewed and approved by the HPC prior to the issuance of demolition permits to ensure that they would result in	Winehaven District	<ul style="list-style-type: none"> Applicant / Project Contractor is responsible for mitigation. City of Richmond HPC is responsible for 	<ul style="list-style-type: none"> Prior to issuance of demolition and building permits. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>a project that complies with the Secretary of the Interior’s Standards for Rehabilitation; (2) would result in buildings that are compatible with the Historic District; (3) require preservation of the historic materials and character-defining features of the buildings, and repair instead of replacement of deteriorated features, where feasible; and (4) require replacement in kind should contributing elements of the internal railway system be removed to complete hazardous materials remediation in the vicinity of Buildings No. 1 and 10. In addition, the City shall not issue building permits associated with the Historic District until HPC staff concur that the design of the buildings associated with those permits conforms to the Design Guidelines as part of its review pursuant to Zoning Code section 15.04.303.120. Provisions that must be included in the Design Guidelines include the following.</p> <ul style="list-style-type: none"> a. All work within the Historic District shall be performed in keeping with the Secretary’s Standards and Guidelines for the Treatment of Historic Properties (the “Standards”). b. Alterations to contributing buildings shall be conducted in a sensitive manner consistent with the Standards, and will preserve materials, features, and finishes of contributing resources to the extent feasible. Deteriorated features will be repaired whenever feasible, and when not feasible, these features will be replaced “in kind,” matching the original in design, color, texture, and materials, whether these materials are wood, masonry (e.g., brick, concrete, or stone), metal, or some other material. c. All Historic District contributing buildings shall be retained. Demolition of existing construction or removal of historically significant features shall be limited and shall meet requirements listed in the Secretary of the Interior’s Standards and Guidelines for the Treatment of Historic Properties. Any demolition activities shall be conducted in a manner that shall be sensitive to and protective of Historic District contributors and/or their character-defining features. d. Preserve contributing sections of the railway system except if doing so conflicts with remediation requirements. If preservation is not feasible, then the sections of railway tracks shall be replaced in kind. e. New buildings constructed within the Historic District boundary shall be consistent with the Standards, including 		<p>monitoring compliance</p>		

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>Standard 9, which requires any new construction to be differentiated from but compatible with existing historic buildings.</p> <p>f. Prior to the alteration of any contributing buildings within the Historic District, the 1995 Historic American Building Survey documentation shall be reviewed and updated, if needed.</p> <p>g. Damaged or deteriorated brickwork throughout any brick structure shall be repaired or replaced to match the existing brickwork; if the painted-on Air Raid Shelter signs are removed, they shall be professionally photographed prior to damage or destruction.</p> <p>h. Any work involving the relocation of utilities, water, sewer, or electrical facilities shall avoid impacts to the visual character of the Historic District and its contributing buildings. Installation of any new utility features in visually prominent sites within the District or adjacent to its contributing buildings shall be avoided. In the cases that contributing buildings must be relocated, these relocations shall be conducted in a manner that, to the greatest extent possible, retains the moved building's existing spatial relationships with other contributing buildings in the Historic District and does not compromise their historic significance; i.e., their ability to contribute to the Historic District.</p> <p>i. Provide open space, or the impression of space, between Building No. 1 and any new construction immediately adjacent to it to the north or south. Maintain a clear line of sight through the gap south of Building 1 to the power house and hillside.</p> <p>j. Limit vertical development directly west of Building No. 1 between Building No. 1 and the Bay to small structures, such as kiosks or park amenities, which shall be sensitively designed and placed to maintain overall views between Building No. 1 and the Bay in keeping with the Standards.</p> <p>k. Any new public entrances added to Building #1 shall be designed to be compatible with the character of the building.</p> <p>l. Reconfiguration of Stenmark Drive should de-emphasize the physical division of the east and west portions of the Historic District. Use landscaping to help minimize the visual division.</p>				

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>MM 4.4-3. Archaeological Resource Avoidance and Monitoring:</p> <p>a. The Applicant shall retain a qualified professional archaeologist and tribal monitor(s) to monitor any ground-disturbing activities associated with widening Stenmark Drive or constructing utility systems that are (a) within a 50-foot radius of the mapped boundaries of CA-CCO-284 and (b) anticipated to extend 2.0 feet or more below the current ground surface. If intact features, burials, or diagnostic artifacts are found during construction, the archaeologist shall stop work within a 50-foot radius of the find investigate, document, or otherwise recover the finds in accordance with current professional standards and the unanticipated discoveries requirements (see below). Work shall not resume in the stop-work area until the archeologist determines work can safely proceed.</p> <p>b. The Applicant shall maintain a protective buffer of 50 feet around CA-CCO-506H during construction. CA-CCO-506H is located away from most development and infrastructure improvements, however the full extent of subsurface deposits is unknown. Any construction that could extend more than 2.0 feet below ground surface shall, wherever feasible, remain outside the buffer established for CA-CCO-506H. The Applicant shall retain a qualified professional archaeologist and tribal monitor(s) to monitor any ground-disturbing activity within the buffer that is expected to exceed 2.0 feet below surface. If intact features, burials, or diagnostic artifacts are found during construction, the archaeologist shall stop work within a 50-foot radius of the find, investigate, document, or otherwise recover the finds in accordance with current professional standards and Mitigation Measure 4.4-4. Work shall not resume in the stop-work area until the archeologist determines work can safely proceed.</p> <p>c. Any project-related construction or grading shall avoid the known boundaries of CA-CCO-283 by a minimum of 50 feet in any direction whenever feasible. Prior to construction, orange construction fencing shall be placed along the 50-foot buffer line and shall remain in place until construction in the vicinity is complete. Where soil-disturbing activities approach closer than 50 feet, the Applicant shall retain a</p>	<p>Project Site</p>	<ul style="list-style-type: none"> • Applicant / Project Contractor is responsible for mitigation. • City of Richmond Building Division is responsible for monitoring compliance. 	<ul style="list-style-type: none"> • Prior to issuance of building permits. • Fencing prior to construction. • Field inspections during construction. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>qualified professional archaeologist and tribal monitor to monitor any ground-disturbing activity within the buffer. If intact features, burials, or diagnostic artifacts are found during construction, the archaeologist shall stop work within a 50-foot radius of the find, investigate, document, or otherwise recover the finds in accordance with current professional standards and Mitigation Measure 4.4-4, and, if applicable, Mitigation Measure 4.4-5. Work shall not resume in the stop-work area until the archeologist determines work can safely proceed.</p> <p>d. Prior to the beginning of grading (including ground-clearing, grubbing, tree removal, demolition, retaining wall demolition/construction/shoring) or any other ground-disturbing activities, a qualified professional archaeologist and tribal monitor(s) shall administer a cultural resources awareness training program to all construction workers who will be performing ground-disturbing activities. The program shall include a review of the types of finds that could occur, regulatory requirements, and a list of contacts (with telephone numbers) in case of accidental discoveries. The training program shall be repeated periodically as new construction workers are added to the project and all personnel shall be required to sign an acknowledgement that they have received training. A hardhat sticker shall be designed and issued to each individual who completes the training program.</p>				
<p>MM 4.4-4. Unanticipated Discoveries of Archaeological Resources: The Project Proponent shall retain a qualified professional archaeologist to inspect areas where ground-disturbing activities are occurring beyond the 50-foot limit minimally twice a month during the initial construction phases. If unidentified cultural resources or TCRs are encountered during ground-disturbing activities, work within 50 feet of the discovery shall halt and the qualified archaeologist shall evaluate the resource's significance through a study of its features and artifacts. Construction activities can continue in areas 50 feet away from the find and not associated with the cultural resource location. If the resource is determined not to be significant, no further archaeological investigation or mitigation shall be required. If the find is determined to be a potentially significant archeological resource or TCR, a qualified archaeologist, in</p>	Project Site	<ul style="list-style-type: none"> • Project Proponent/ Project Contractor is responsible for mitigation. • City of Richmond Building Division is responsible for monitoring compliance. 	<ul style="list-style-type: none"> • Prior to issuance of building permits. • Field inspections during construction. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>consultation with the Planning Director or designee at the City of Richmond, the Project Proponent, and the tribal monitor, where a potential TCR, shall determine whether preservation in place is feasible.</p> <p>The Project Proponent has retained a qualified professional archaeologist to develop a Cultural Resources Data Recovery Plan (CRDRP) in consultation with the City, Applicant, and Native American community⁴.</p> <p>Treatment of unique archaeological resources shall follow the applicable requirements of Public Resources Code section 21083.2. Treatment for most resources would consist of (but would not be not limited to) sample excavation, artifact collection, site documentation, and historical research, with the aim of targeting the recovery of important scientific data contained in the portion(s) of the significant resource to be impacted by the project. The CRDRP shall include provisions for analysis of data in a regional context; reporting of results within a timely manner and subject to review and comments by the appropriate Native American representative, where applicable, before being finalized; curation of artifacts and data at a local facility acceptable to the City and appropriate Native American representative, if applicable; and dissemination of final confidential reports to the appropriate Native American representative, if applicable, the Northwest Information Center of the California Historical Resources Information System and the City.</p> <p>Where preservation in place is infeasible in light of project design or layout, the CRDRP shall be followed to determine the archaeological significance of the find, in consultation with the tribal monitor. The relevant provisions of the CRDRP, up to and including Data Recovery, shall be completed prior to the resumption of construction activities within the vicinity of the find.</p>				
<p>MM 4.4-5. Discovery of Human Remains: If human remains are encountered during construction activities, work within 50 feet of the find shall halt immediately and the County Coroner shall be notified in accordance with California HSC section 7050.5 and a qualified archeologist also shall be notified. The coroner will examine all discoveries of human remains within 48</p>	Project Site	<ul style="list-style-type: none"> • Applicant/Project Contractor is responsible for mitigation. • City of Richmond Building Division 	<ul style="list-style-type: none"> • Prior to issuance of building permits. • Field inspections during construction. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

⁴ A draft of the CDDRP is included as Attachment 19 of the Response to Comment document of the Final SEIR.

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>hours of receiving notice of a discovery on private or state lands, as per Section 7050.5(b) of the Health and Safety Code. If the coroner determines that the remains are those of a Native American, the coroner will contact the NAHC by phone within 24 hours of making that determination, as per Section 7050(c) of the HSC. The Applicant will act on notification of a discovery of Native American human remains in compliance with Section 5097.9 of the California Public Resources Code. The Applicant and the professional archaeologist are required to contact the Most Likely Descendent (MLD), as determined by the NAHC, regarding the remains. The MLD, in cooperation with the property owner and the lead agencies, will determine the ultimate disposition of the remains. The MLD has 48 hours from the time of being granted access to the site by the landowner to inspect the discovery and provide recommendations to the landowner for the treatment of the human remains and any associated grave goods. In the event that no descendant is identified or the descendant fails to make a recommendation for disposition, the landowner may, with appropriate dignity, reinter the remains and burial items on the property in a location that will not be subject to further disturbance.</p>		<p>is responsible for monitoring compliance.</p>		
<p>MM 4.4-6. Tribal Monitor During Ground-Disturbing Activities: The project proponent shall invite the Lisjan Tribe to participate in monitoring ground-disturbing activities and shall fund the monitors selected by Lisjan. Monitoring shall be required during ground-disturbing activity within 50 feet of known cultural resource/TCR locations as well as for response to unanticipated discoveries. Invitations and proposed contracts for tribal monitors shall be sent to the tribe at least two months prior to when ground-disturbing activities are anticipated to occur. The invitation shall request that the tribe agree to the proposed contracts and all related arrangements at least one month before activities begin. In addition, Guidiville shall be notified when monitored ground-disturbing activity is going to occur, Guidiville shall be allowed the opportunity to observe (unpaid) during those occasions, and Guidiville shall receive copies of studies produced if and when cultural resources are discovered during construction.</p>	<p>Project Site</p>	<ul style="list-style-type: none"> • Project Proponent/ Project Contractor is responsible for mitigation. • City of Richmond Building Division is responsible for monitoring compliance. 	<ul style="list-style-type: none"> • Prior to issuance of building permits. • Field inspections during construction. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
<p>MM 4.4-7. Care of Tribal Cultural Resources: The Applicant shall include the four culturally significant plants identified as TCRs (<i>Dichelostemma multiflorum</i>, <i>Dichondra donnelliana</i>,</p>	<p>Project Site</p>	<ul style="list-style-type: none"> • Applicant/Project Contractor is 	<ul style="list-style-type: none"> • Prior to issuance of building permits. 	<p><i>Verified By:</i></p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p><i>Elymus glaucus ssp. jepsonii</i>, and <i>Grindelia stricta var. platyphylla</i>) in vegetation buffers (with interpretive signs) in an area within the Project Site that is open to visitors, including members of the Tribe. The Tribe must be able to harvest the plants if desired. In addition, the Project shall construct and/or rehabilitate an uphill trail east of the proposed development that contains periodic interpretive panels, sitting areas, and learning exhibits that tell the story of the early inhabitants of the area. If allowed by the San Francisco Bay Conservation and Development Commission, interpretative panels with the Project Site's history should also be placed near the beach.</p> <p>To the extent feasible, archaeological resources CA-CCO-282 and CA-CCO-423 shall be avoided by at least 50 feet in all directions. Prior to construction, orange construction fencing shall be placed along the 50-foot buffer line around CA-CCO-282 and CA-CCO-423 and shall remain in place until construction in the vicinity is complete. If soil-disturbing activities approach closer than 50 feet, the Applicant shall ensure that, at a minimum, one qualified professional archaeological monitor and one of the retained tribal monitors are monitoring that specific activity, without simultaneous monitoring responsibilities elsewhere. Additionally, one qualified professional archaeological monitor and one of the retained tribal monitors shall be present to observe removal of the tennis court surface and for construction disturbances below the tennis court until soils or formations are encountered which pre-date human occupation.</p> <p>If intact features, burials, or diagnostic artifacts are found during construction, work shall halt within the 50-foot radius until the find can be investigated, documented, or otherwise treated in accordance with current professional standards and Mitigation Measure 4.4-4, and, if applicable, Mitigation Measure 4.4-5. Work shall not resume in the stop-work area until the archaeologist determines work can safely proceed.</p> <p>Every effort will be made to supply advance notice of the need for Native American monitors, however if tribal monitors do not appear at the designated date and time of work, construction shall proceed so long as a qualified archaeologist is present.</p>		<p>responsible for mitigation.</p> <ul style="list-style-type: none"> City of Richmond Building Division is responsible for monitoring compliance. 	<ul style="list-style-type: none"> Fencing prior to construction. Field inspections during construction. 	<p>Date:</p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>Bay Trail Mitigation Measure CUL-1: The contractor shall be required to limit the depth of grading and subsurface activities within P-07-000277 to the depth of the Belt Line ballast (approximately 2 feet). If it is determined that the depth of subsurface activities would exceed the depth of the Belt Line ballast through P-07-000277, then a qualified archaeologist should be retained to monitor project ground-disturbing activities through Site P-07-000277. Archaeological monitors should be empowered to halt construction activities at the location of a discovery to review possible archaeological material and to protect the resource while the finds are being evaluated. Monitoring should continue until, in the archaeologist's judgment, cultural resources are not likely to be encountered. If deposits of prehistoric or historical archaeological materials are encountered during project monitoring, all work within 25 feet of the discovery should be redirected until the archaeologist assesses the finds, consults with agencies as appropriate, and makes recommendations for the treatment of the discovery. If avoidance of the archaeological deposit is not feasible, the archaeological deposits should be evaluated for their eligibility for listing in the CRHR. If the deposits are eligible, impacts to the deposits should be mitigated. Mitigation may include excavation of the archaeological deposit in accordance with a data recovery plan (see CEQA Guidelines section 15126.4(b)(3)(C)) and standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; preparation of a report detailing the methods, findings, and significance of the archaeological site and associated materials; and accessioning of archaeological materials and a technical data recovery report at a curation facility. Upon completion of the assessment, the archaeologist should prepare a report to document the methods and results of the assessment. The report should be submitted to the East Bay Regional Park District, the City of Richmond, and the NWIC at Sonoma State University upon completion of the resource assessment.</p>	<p>Bay Trail Segment</p>	<ul style="list-style-type: none"> • East Bay Regional Park District is responsible for incorporating this measure into contract specifications and for ensuring compliance during construction, and hiring a qualified archaeologist. • The Construction Contractor is responsible for redirecting construction if resources are discovered and contacting the qualified archaeologist. • The qualified archaeologist is responsible for identifying appropriate mitigation measures. 	<p>During construction activities or within 14 days prior to subsurface activities below the Belt Line Ballast are scheduled</p>	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
<p>Bay Trail Mitigation Measure CUL-2: Subsurface disturbance related to the construction of the trail shall be limited to the depth of asphalt and fill associated with Burma Road. If it is determined that the depth of trail construction will exceed the depth of asphalt and fill of Burma Road (2 feet), then it is recommended</p>	<p>Bay Trail Segment</p>	<ul style="list-style-type: none"> • East Bay Regional Park District is responsible for incorporating this measure into 	<p>During subsurface activities</p>	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
that an archaeological and/or Native American monitor be present during subsurface activities through Site P-07-000162.		contract specifications and for ensuring compliance during construction, and hiring a qualified archaeologist. <ul style="list-style-type: none"> The qualified archaeologist and/or Native American monitor is responsible for identifying appropriate mitigation measures. 		
Bay Trail Mitigation Measure CUL-3: Any human remains encountered during project ground disturbing activities should be treated in accordance with California HSC section 7050.5. The District and the County of Contra Costa should verify that the following directive has been included in the appropriate contract documents: “If human remains are uncovered, work within 25 feet of the discovery shall be redirected and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted—if one is not already on site—to assess the situation and consult with agencies as appropriate. Project personnel shall not collect or move any human remains or associated materials. If the human remains are of Native American origin, the coroner must notify the NAHC within 24 hours of this identification. The NAHC will identify a Native American MLD to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.”	Bay Trail Segment	<ul style="list-style-type: none"> East Bay Regional Park District is responsible for incorporating this measure into contract specifications and for ensuring compliance during construction. The qualified archaeologist and/or Native American monitor is responsible for identifying appropriate mitigation measures. 	Within 24 hours in the event of discovery of human remains	Verified By: Date:
4.5 Energy				
None	N/A	N/A	N/A	N/A
4.6 Geology, Soils, and Mineral Resources				

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>MM 4.6-1. Final Design-Level Geotechnical Report: The following measures shall be implemented to prevent the loss of life or property as a result of development on unstable or expansive soils. Prior to construction of any new buildings or parking structures, a California Registered Civil Engineer or Geotechnical Engineer shall prepare a final geotechnical report that provides design-grade specifications for structural engineering of all new construction and retrofitting of historic buildings. The Project Proponent shall submit the final design-level geotechnical report for the City Planning and Building Services Department for review and approval. The report must be compliant with the CBC and incorporate CGS Special Publication 117A guidelines. According to the CBC Chapter 18, the geotechnical report must include, at a minimum, the following.</p> <ul style="list-style-type: none"> ▪ A plot showing the location of the soil investigations ▪ A complete record of the soil boring and penetration test logs and soil samples ▪ A record of the soil profile ▪ Elevation of the water table, if encountered ▪ Recommendations for foundation type and design criteria, including but not limited to: bearing capacity of natural or compacted soil; provisions to mitigate the effects of expansive soils; mitigation of the effects of liquefaction, differential settlement and varying soil strength; and the effects of adjacent loads ▪ Expected total and differential settlement ▪ Deep foundation information in accordance with CBC section 1803.5.5 ▪ Special design and construction provisions for foundations of structures founded on expansive soils, as necessary ▪ Compacted fill material properties and testing in accordance with CBC section 1803.5.8 ▪ Controlled low-strength material properties and testing in accordance with CBC section 1803.5.9 <p>The report shall also consider the effects of seismic hazard in accordance with CBC section 1803.7. It is the responsibility of the Project Proponent to provide for engineering inspection and certification that earthwork and construction have been performed in conformity with recommendations</p>	<p>Project Site</p>	<ul style="list-style-type: none"> • Applicant/Project Contractor is responsible for mitigation. • City of Richmond Building Division is responsible for monitoring compliance 	<ul style="list-style-type: none"> • Prior to issuance of building permits. • Field inspections during construction. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>contained in the report. All recommendations provided in the final design-level geotechnical report must comply with ASCE 7 minimum load requirements. Recommendations made as a result of these investigations to protect new structures and reduce impacts from geological hazards shall be incorporated into project design and verified through implementation of the Mitigation Monitoring and Reporting Plan. These measures are anticipated to include requirements to construct foundations designed to resist movements of expansive soils and removal of unstable soils and replacement with suitable fill or engineered materials. Based on the geotechnical study (Appendix I of the 2011 FEIR), suitable fill material is available onsite to replace hazardous soils. If the geotechnical report indicates the presence of critically expansive soils or other issues that could lead to structural defects, a certification of completion of the requirements of the geotechnical report shall be submitted to the City Planning and Building Services Department prior to issuance of building permits. This shall be noted on the Improvement Plans; in the conditions, covenants, and restrictions (CC&R); and on the Informational Sheet filed with the Final Subdivision Map(s). The geotechnical feasibility memo, dated September 19, 2019 and included as Appendix R, indicated the presence of potentially expansive soils and landslides that must be addressed in a design-level geotechnical report. At a minimum, the following recommendations of the preliminary geotechnical feasibility memo shall be adhered to.</p> <ol style="list-style-type: none"> 1. If liquefaction is identified, risks shall be avoided by not developing in those areas, by designing structures and improvements for the potential ground movement due to liquefaction, or by reducing the liquefaction hazard through ground improvement or densification. The magnitude of any potential liquefaction in development areas would be assessed prior to determining which method, if any, is needed. 2. Where landslides and colluvium overlap with planned building areas, the landslide debris or colluvium shall be removed and replaced with engineered fill. In areas where deposits lie outside development areas, there shall be a development setback from the area or construction of a toe buttress fill and debris bench. Seismically induced landslide 				

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>hazards shall be reduced by using engineered stabilization of landslides and removal of colluvial deposits.</p> <p>3. If lateral spreading hazards are identified, the Applicant would ensure risks are avoided by setting back development from areas subject to significant lateral movement, stabilization of the liquefiable soil along the shoreline, or improvement to the liquefiable soil.</p> <p>4. If expansive soil is identified, building damage due to volume changes shall be reduced by: (1) using a mat foundation that is designed to resist the settlement and heave of expansive soil (such as post-tensioned), (2) deepening the foundations to below the zone of moisture fluctuation, i.e., by using deep footings or drilled piers, and/or (3) using footings at normal shallow depths but bottomed on a layer of select fill having a low expansion potential.</p> <p>5. Existing undocumented, non-engineered fill shall be removed and recompacted in development areas.</p>				
<p>MM 4.6-2. Shallow Groundwater: The lower areas of the Project Site are likely to have shallow groundwater conditions. During underground construction in these areas, temporary dewatering procedures should be anticipated to lower the free water so that excavation and working areas are kept reasonably dry and stable during construction. Additionally, to reduce long-term effects from potential rises in groundwater, buildings shall be underlain by foundation subdrainage to collect and discharge accumulations of water.</p>	Project Site	<ul style="list-style-type: none"> Project Proponent/ Project Contractor is responsible for mitigation. City of Richmond Building Division is responsible for monitoring compliance 	<ul style="list-style-type: none"> Prior to issuance of building permits. Field inspections during construction. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
<p>MM 4.6-3. Cease Work and Consult with a Qualified Paleontologist: The potential for paleontological resources shall be addressed during cultural resources awareness training. In the event that any paleontological resources are discovered during construction-related earth-moving activities, all work within 50 feet of the resources shall halt and a qualified paleontologist or registered geologist shall be retained to assess the significance of the find. If any find is determined to be significant by the qualified professional, then appropriate agency and project representatives and the paleontologist/geologist shall meet to determine the appropriate course of action. All significant paleontological materials recovered shall be subject to scientific analysis and curation at an appropriate facility, and a</p>	Project Site	<ul style="list-style-type: none"> Project Proponent/ Project Contractor is responsible for mitigation. City of Richmond Building Division is responsible for monitoring compliance 	<ul style="list-style-type: none"> Prior to issuance of building permits. Field inspections during construction. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
paleontologist/geologist shall prepare a report according to current professional standards.				
Bay Trail Mitigation Measure GEO-1: The East Bay Regional Park District (EBRPD) or a qualified contractor shall be required to develop a SWPPP and obtain coverage under the Construction General Permit. To obtain coverage, the EBRPD shall be required to submit and certify the SWPPP and the Permit Registration Documents in the Stormwater Multiple Application Tracking and Reporting System (SMARTS) at least 14 days prior to any ground disturbance.	Bay Trail Segment	<ul style="list-style-type: none"> East Bay Regional Park District is responsible for incorporating this measure into contract specifications and for ensuring compliance during construction. 	Prior to issuance of a grading permit and throughout the construction period.	<i>Verified By:</i> <i>Date:</i>
Bay Trail Mitigation Measure GEO-2: The contractor shall be required to implement the SWPPP throughout construction of the Project until stabilization criteria have been met and a Notice of Termination of coverage under the Construction General Permit has been filed in SMARTS.	Bay Trail Segment	<ul style="list-style-type: none"> East Bay Regional Park District is responsible for incorporating this measure into contract specifications. Construction Contractor is responsible for implementing the SWPPP. 	During construction	<i>Verified By:</i> <i>Date:</i>
4.7 Hazards, Hazardous Materials, and Wildfire				
MM 4.7-1. Emergency Response Plan: Prior to the issuance of the first building permit, a site-specific ERP will be developed under the Project to ensure safe evacuation of the Project Site during an emergency in a manner that does not interfere with existing evacuation plans and procedures for sheltering in place. The ERP shall identify protocols for evacuation and recommendations regarding emergency supply kits and HEPA filter masks that can be accessed in the case of an earthquake, wildfire, and chemical release. The ERP shall require that the Project Site include a warning system and identify the location of warning devices, such as sirens, on the Project Site and describe how the warning system would be integrated with the Contra Costa Health Services (CCHS) and Community Warning System (CWS). The ERP also shall identify the locations of appropriate refuge areas and emergency evacuation routes, and	Project Site	<ul style="list-style-type: none"> Project Proponent/ Project Contractor is responsible for mitigation. City of Richmond Building Division is responsible for monitoring compliance 	<ul style="list-style-type: none"> Prior to issuance of building permits. 	<i>Verified By:</i> <i>Date:</i>

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>will address the need for one or more places where people can shelter-in-place as a contingency to evacuation. The ERP shall require community informational sessions to inform citizens of the evacuation procedures, refuge locations, and shelter-in-place procedures and how to appropriately respond during an emergency. Furthermore, signage will be posted on the Project Site that will inform residents and visitors of the location of refuge areas and places to shelter in place. The ERP also shall require the Project Proponent⁵ to coordinate its emergency plans with CCHS to ensure an adequate level of emergency preparedness for Project Site visitors. Additionally, the ERP shall require the Project Proponent to coordinate with the Water Emergency Transportation Authority (WETA) to provide emergency response planning and coordinated water-escape services.</p>				
<p>MM 4.7-2. Fire Prevention during Construction: Any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles, heavy equipment, and chainsaws. During construction, all construction personnel shall have a cell phone or radio system in order to activate 911 if required, a handheld pressurized horn that can be utilized to alert others during an emergency, and be trained in how to properly inform 911 of their work location. All construction vehicles shall be equipped with a 4/ABC or larger fire extinguisher. Every work area shall have one water type fire extinguisher and one round-tip shovel available within 10 feet. Staging areas and areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. To the extent feasible, the contractor shall keep these areas clear of combustible materials in order to maintain a firebreak. Furthermore, all vegetation mowing activities shall be completed prior to noon. During hot work (e.g. welding), a fire watch shall be utilized 30 minutes during and after the hot work is completed.</p>	<p>Project Site</p>	<ul style="list-style-type: none"> • Project Proponent/ Project Contractor is responsible for mitigation. • City of Richmond Building Division is responsible for monitoring compliance 	<ul style="list-style-type: none"> • Prior to issuance of building permits. • Field inspections during construction. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

⁵ “Project Proponent” shall include the land owner, applicant, or developer for that site or phase of development at the time the mitigation is due.

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>MM 4.7-3. Wildfire Emergency Response Plan: Prior to issuance of the first building permit, a site-specific WERP shall be developed by qualified personnel with expertise in wildfire management and in coordination with the Richmond Fire Department. This WERP shall have pre- and post-wildfire response measures. The pre-wildfire response measures shall include actions to reduce damage to property anticipated from wildfire events and ensure evacuation routes are kept clear (e.g. sandbags to mitigate possible landslide and flood damage). The post-wildfire response measures will include fire suppression damage repair and emergency stabilization measures. Fire suppression damage repair could include immediate actions to minimize soil erosion impacts resulting from fire suppression activities that can occur before the wildfire is completely contained. Emergency stabilization could include identifying impending threats to safety and property and then actions immediately implemented to mitigate these identified threats. These actions could include the installation of water run-off and erosion control structures, removal of burnt vegetation, and installation of warning signs. The WERP will also include standards for a five-year long-term recovery and restoration plan to rehabilitate any burned areas. These measures could include restoring burned habitat, reforestation, monitoring fire effects, and treating noxious weed infestations. This would be prepared by qualified personnel with burned area restoration expertise and in coordination with and to the approval of the Richmond Fire Department. Prior to the issuance of the first building permit, the WERP shall be submitted to the Richmond Fire Department for review and approval.</p>	Project Site	<ul style="list-style-type: none"> Project Proponent/ Project Contractor is responsible for mitigation. City of Richmond Fire Department is responsible for monitoring compliance 	<ul style="list-style-type: none"> Prior to issuance of building permits. Field inspections during construction. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
<p>MM 4.7-4. Compliance with Regulatory Oversight During Remediation: Cleanup of environmental contamination shall be conducted under the oversight of, and in direct coordination with, the Regional Water Quality Control Board. Remediation shall be completed to cleanup standards established by the Regional Board as protective of human health and the environment. Cleanup standards will likely vary for each portion of the site, based upon the contaminants detected, the planned use of the site, technical feasibility, and any other factors deemed relevant by the Water Board. Any and all development shall be consistent with deed restrictions or other land use covenants that the</p>	Project Site	<ul style="list-style-type: none"> Project Proponent/ Project Contractor is responsible for mitigation. City of Richmond Building Division is responsible for monitoring compliance 	<ul style="list-style-type: none"> Prior to issuance of building permits. Field inspections during construction. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
Regional Board deems adequate to protect human health and the environment.				
Bay Trail Mitigation Measure HAZ-1: Exclusionary fencing shall be installed to keep users from accessing abandoned buildings and other structures that pose a physical hazard. Fencing shall also be installed in areas where hazardous building materials may be present and where contaminated soils occur near the proposed alignment and would not be capped. This may include areas along the eastern edge of Burma Road, the perimeter of buildings at the drum lot, and the inside perimeter of the drum lot.	Bay Trail Segment	East Bay Regional Park District/ Contractor	East Bay Regional Park District/ Contractor	<i>Verified By:</i> <i>Date:</i>
Bay Trail Mitigation Measure HAZ-2: The final Plan, Specification and Estimate (PS&E) for the Project shall identify areas where arsenic shall be addressed and require the contractor to comply with the NFD SGWMP, the project-specific soil management plan, and air monitoring plan. The contractor shall be required to prepare and Health and Safety Plan. Implementation of the project-specific soil management plan and air monitoring plan, and preparation and implementation of the Health and Safety Plan shall be conducted with oversight by a Certified Industrial Hygienist. During construction, areas of known elevated arsenic shall be either capped in place, relocated and capped, or access discouraged to prohibit users. Areas where soils containing arsenic above background occur beneath the footprint of the trail shall be covered with a minimum of 1-foot of clean fill material. Soils shall not be transported between City and Chevron properties (i.e. between Segment A and Segment B). The Lead Agency shall document that the City has informed/contacted the RWQCB two weeks prior to construction, as required by the SGWMP.	Bay Trail Segment	East Bay Regional Park District/ Contractor	East Bay Regional Park District/ Contractor	<i>Verified By:</i> <i>Date:</i>
Bay Trail Mitigation Measure HAZ-4: The contractor shall adhere to and incorporate the relevant conditions contained in the 2012 NFD SGWMP. Prior to Project construction, a project specific soils management plan and or equivalent health and safety plan shall be prepared by the contractor under the direction of a certified industrial hygienist, and reviewed by the City of Richmond for consistency with existing contractual requirements.	Bay Trail Segment	<ul style="list-style-type: none"> Contractor approved plans required by RWQCB and City of Richmond 	Prior to construction	<i>Verified By:</i> <i>Date:</i>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
4.8 Hydrology and Water Quality				
<p>MM 4.8-1. Stormwater Pollution Prevention Plan Best Management Practices: The following BMPs shall be included in the SWPPP or SWPPPs prepared for the Project construction in accordance with the Construction General Permit.</p> <ol style="list-style-type: none"> 1. The construction contractor shall minimize the production of debris when cutting or demolishing portions of the over-water pier components or constructing new over-water components, and shall utilize netting, containment vessels, work platforms, or the equivalent to catch any falling debris. 2. During any over-water work, the construction contractor shall install a containment boom around the work area to contain floating debris, and shall provide a vessel to retrieve debris from the containment area at the end of each work day. 3. Straw bales, wattles, fiber rolls, gravel bags, or equivalent devices shall be installed around the perimeter of the pier and stockpiled materials that are exposed to the environment to prevent debris from being transported to the Bay via runoff. 4. The use of hazardous materials during construction shall be minimized to the extent practical, and the amount of hazardous materials stored on the pier or adjacent to the waterfront shall be limited to what is needed to immediately support construction activities. The quantities shall not exceed 55 gallons for a specific material. All hazardous materials shall be stored safely and securely in approved containers, under cover or in an approved storage shed or cabinet, and with adequate secondary containment. Fueling of generators and other equipment shall be conducted away from the pier edge and other locations where a spill could easily enter the Bay, and adequate spill cleanup materials shall be provided during all fueling operations. 5. Well-maintained equipment shall be used to perform the construction work, and, except in the case of a failure or breakdown, equipment maintenance shall be performed offsite. Equipment shall be inspected daily by the operator for leaks or spills. If leaks or spills are encountered, the source of the leak shall be identified, leaked material 	Project Site	<ul style="list-style-type: none"> • Applicant/Project Contractor is responsible for mitigation. • City of Richmond Building Division is responsible for monitoring compliance 	<ul style="list-style-type: none"> • Prior to issuance of building permits. • Field inspections during construction. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>cleaned up, and the cleaning materials shall be collected and properly disposed of.</p> <p>6. Inactive material stock piles must be covered and bermed at all times.</p> <p>7. During the wet season, construction materials, including topsoil, chemicals, and quarried materials transported by barge (regardless of the season) shall be stored, covered, and isolated to prevent runoff losses and contamination of surface and groundwater.</p> <p>8. Active debris boxes shall be covered during rain events to prevent contact with rainwater.</p> <p>9. Sanitary facilities shall be provided for construction workers.</p> <p>10. No concrete shall be stored onsite. After trucks are finished placing concrete, they shall be washed out in a designated area, and the wash water shall be contained within large plastic containers. Once dried, the residual concrete shall be appropriately disposed of offsite.</p> <p>11. At the end of each work day (at a minimum), the part of the pier deck upon which construction activities have taken place that day shall be cleaned of particulates, sediment, and debris, by manual or mechanical means such as vacuuming or sweeping. Power washing is not an acceptable method for cleaning.</p> <p>12. Non-stormwater discharges to the Bay shall be prohibited unless specified in the SWPPP and approved by the City and RWQCB.</p> <p>13. During construction, any barges performing work shall be moored in a position to capture and contain the debris generated during any substructure or in-water work. In the event that debris does reach the Bay, personnel in workboats within the work area shall immediately retrieve the debris for proper handling and disposal. All debris shall be disposed of at an authorized upland disposal site.</p> <p>14. Construction waste shall be collected and transported to an authorized upland disposal area, per federal, state, and local laws and regulations.</p> <p>15. All construction material, wastes, debris, sediment, rubbish, trash, fencing, etc., shall be removed from the Project Site once the Project is completed and transported to an</p>				

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>authorized disposal area, in compliance with applicable federal, state, and local laws and regulations.</p> <p>16. Encountered groundwater shall be removed from trenches and excavations in such a manner as to reduce potential contact with construction materials, construction personnel, and surface waters and shall be disposed of at an appropriately permitted facility such as a WWTP in accordance with the requirements of the NPDES permit.</p> <p>17. Existing vegetation shall be retained where possible. To the extent feasible, grading activities shall be limited to the immediate area required for construction and remediation.</p> <p>18. Temporary erosion control measures (such as silt fences, fiber rolls, vegetated swales, a velocity dissipation structure, staked straw bales, temporary revegetation, rock bag dams, erosion control blankets, and sediment traps) shall be employed for disturbed areas during the wet season.</p> <p>19. No disturbed surfaces shall be left without erosion control measures in place during the wet season.</p> <p>20. Construction area entrances and exits shall be stabilized with crushed aggregate.</p> <p>21. Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures.</p> <p>22. A spill prevention and countermeasure plan shall be developed, which identifies proper storage, collection, and disposal measures for potential pollutants (such as fuel, fertilizers, pesticides, etc.) used onsite.</p> <p>23. Petroleum products shall be stored, handled, used, and disposed of properly in accordance with provisions of the CWA (33 USC sections 1251 to 1387).</p> <p>24. Fuel and vehicle maintenance areas shall be established away from all drainage courses and designed to control runoff. When feasible fueling and vehicle maintenance shall be conducted offsite.</p> <p>25. Disposal facilities shall be provided for soil wastes, including excess asphalt during construction and demolition.</p> <p>26. The Applicant shall require all workers be trained in the proper handling, use, cleanup, and disposal of all chemical materials used during construction activities and provide appropriate facilities to store and isolate contaminants.</p>				

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>27. The Applicant shall require all contractors involved in the Project be trained on the potential environmental damages resulting from soil erosion prior to development by conducting a pre-construction conference. Copies of the project Erosion Control Plan (ECP) shall be distributed at this time. All construction bid packages, contracts, plans, and specifications shall contain language that requires adherence to the ECP.</p> <p>28. Construction activities shall be scheduled to minimize land disturbance during peak runoff periods. Soil conservation practices shall be implemented during the fall or late winter to reduce erosion during spring runoff.</p> <p>29. Creating construction zones and grading only the minimum required areas at a time shall minimize exposed areas. If possible during the wet season, grading on a particular zone shall be delayed until protective cover is restored on the previously graded zone.</p> <p>30. Utility installations and decommissioning shall be coordinated to limit the number of excavations.</p> <p>31. Preserving as much natural cover, topography, and drainage as possible, protect disturbed soils from rainfall during construction. Trees and shrubs shall not be removed unnecessarily.</p> <p>32. Disturbed areas shall be stabilized as promptly as possible, especially on long or steep slopes. Recommended plant materials and mulches shall be used to establish protective ground cover. Vegetation such as fast-growing annual and perennial grasses shall be used to shield and bind the soil. Mulches and artificial binders shall be used until vegetation is established. Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment. The Project shall use a preponderance of drought resistant species native to the Richmond area in the selection of vegetation, plants, mulches, or other plant material used in re-vegetation or soil stabilization.</p> <p>33. Surface water runoff shall be controlled by directing flowing water away from critical areas and by reducing runoff velocity. Diversion structures such as terraces, dikes, and ditches shall collect and direct runoff water around vulnerable areas to prepared drainage outlets. Surface</p>				

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>roughening, berms, check dams, hay bales, use of permeable paving surfaces or similar measures shall be used to reduce runoff velocity and erosion.</p> <p>34. Sediment shall be contained when conditions are too extreme for treatment by surface protection. Temporary sediment traps, filter fabric fences, inlet protectors, vegetative filters and buffers, or settling basins shall be used to detain runoff water long enough for sediment particles to settle out.</p> <p>35. Topsoil removed during construction shall be carefully stored and treated as an important resource. Visqueen plastic and fiber rolls shall be deployed to cover and berm topsoil stockpiles to prevent runoff during storm events.</p>				
<p>MM 4.8-2. Demolition and Containment Plan: If the Pier renovation requires the removal or disturbance of the petroleum conveyance pipeline, then the Applicant shall develop and submit to the City for approval a Demolition and Containment Plan that would minimize the potential for contamination of the Bay from the disturbance or removal of the petroleum conveyance pipeline during pier renovation. The Plan must be submitted and approved before any work on the pier begins. The Plan shall include provisions for control of potential releases of piping materials and other materials into the Bay. The Demolition and Containment Plan shall include capture and associated disposal provisions of any residual petroleum products or any other substances that may be released from the pipeline during construction activities. Conditions of the Demolition and Containment Plan shall include the implementation of floating booms, debris nets, and other measures as necessary to provide containment of possible contaminants. A trained construction site monitor shall provide daily oversight of the pier renovation operation. Furthermore, this Plan will delineate containment protocols of hazardous materials and allowable quantities including materials stored on pier for cleaning. If hazardous materials are stored, appropriate documentation of each shall be kept onsite as safety data sheets. The City shall ensure that the Demolition and Containment Plan includes procedures for notification of and reporting of contaminant releases to the RWQCB, as well as RWQCB oversight during any pier construction.</p>	<p>Project Site</p>	<ul style="list-style-type: none"> • Applicant/Project Contractor is responsible for mitigation. • City of Richmond Building Division is responsible for monitoring compliance 	<ul style="list-style-type: none"> • Prior to issuance of building permits. • Field inspections during construction. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>MM 4.8-3. Chevron® Cooperative Agreement: If Wastewater Treatment Variant A is selected, the Applicant shall establish a cooperative agreement with Chevron® prior to the issuance of building permits to set out terms and conditions related to the conveyance of recycled wastewater from the Project Site to the Chevron®-Richmond Refinery for subsequent reuse at the Chevron®-Richmond Refinery. The agreement shall clarify that all of the treated wastewater that is not used for irrigation on the Project Site will be directed to the Chevron®-Richmond Refinery, and thus all of the terms and conditions in the agreement will pertain to that amount. Execution of this agreement would not cause Chevron® to exceed the limits of recycled water use defined in existing permits, and no water would be discharged tributary to the Bay under any circumstances. The treatment, conveyance, and use of recycled water shall be in accordance with Title 22 and all other applicable laws. The agreement shall have an expiration date no sooner than 30 years from the development of the Project, and wastewater shall not be treated at the Project Site until this agreement is established.</p>	Project Site	<ul style="list-style-type: none"> Applicant/Project Contractor is responsible for mitigation. City of Richmond Building Division is responsible for monitoring compliance 	<ul style="list-style-type: none"> Prior to issuance of building permits. Field inspections during construction. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
<p>Bay Trail Mitigation Measure HYD-1: Implement GEO-1 and GEO-2.</p>	Refer to Bay Trail Mitigation Measures GEO-1 and GEO-2	<ul style="list-style-type: none"> Refer to Bay Trail Mitigation Measures GEO-1 and GEO-2 	Refer to Bay Trail Mitigation Measures GEO-1 and GEO-2	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
<p>Bay Trail Mitigation Measure HYD-2: The Lead Agency shall obtain permits from RWQCB to ensure compliance with CWA Section 401.</p>	Bay Trail Segment	<ul style="list-style-type: none"> East Bay Regional Park District 	Prior to project construction	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
4.9 Land Use and Planning				
None	N/A	N/A	N/A	N/A
4.10 Noise				
<p>MM 4.10-1. Construction Noise: In order to satisfy applicable City noise level limits at existing sensitive receptors, the following construction-related noise mitigation measures shall be implemented.</p> <ul style="list-style-type: none"> All mobile or fixed noise-producing equipment used that are regulated for noise output by a federal, state, or local agency 	Project Site	<ul style="list-style-type: none"> Project Proponent/Project Contractor is responsible for mitigation. City of Richmond Building Division 	<ul style="list-style-type: none"> Prior to issuance of building permits. Field inspections during construction. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>shall comply with such regulations while in the course of project activity.</p> <ul style="list-style-type: none"> ▪ Electrically powered equipment shall be used instead of pneumatic or internal combustion-powered equipment, where feasible. ▪ Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors. ▪ Project work area speed limits shall not exceed 15 mph during the construction period. ▪ Nearby sensitive receptors shall be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels. ▪ Any engine-powered construction equipment located adjacent to residential uses for more than five days shall be shielded from those uses by temporary noise-reducing barriers. ▪ Comply with City ordinance requirements, including: <ul style="list-style-type: none"> ○ Use of pile drivers, sources of impulsive sound and jack hammers shall be prohibited on Sundays and holidays, except for emergencies or as approved in advance by the Building Official. General construction noise shall be limited to weekdays from 7:00 A.M. to 6:00 P.M. Pile driving and similar loud activities shall be limited to weekdays from 8:00 A.M. to 5:00 P.M. General construction noise on projects repairing, renovating, or adding to residential structures with one to five dwelling units shall be limited to the hours of 7:00 A.M. to 8:00 P.M. Monday through Friday and 9:00 A.M. to 6:00 P.M. on Saturdays, Sundays, and federal holidays. Pre-construction activities, including loading and unloading, cleaning of mechanical toilets, deliveries, truck idling, backup beeps, yelling, and radios also are limited to these construction noise hours. ○ No construction shall be permitted outside of these hours that creates construction noise, except in emergencies, including maintenance work on the City rights-of-way that might be required. 		<p>is responsible for monitoring compliance</p>		

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<ul style="list-style-type: none"> ○ All construction equipment powered by internal combustion engines shall be properly muffled and maintained. ○ Unnecessary idling of internal combustion engines is prohibited. ○ All stationary noise-generating construction equipment such as tree grinders and air compressors are to be located as far as is practical from existing residences. ○ Quiet construction equipment, particularly air compressors, are to be selected whenever possible. 				
<p>MM 4.10-2. Construction Vibration: In order to reduce potential vibration impacts to historic resources, the following construction-related vibration mitigation measures shall be implemented.</p> <ul style="list-style-type: none"> ▪ Prior to the start of any ground-disturbing activity, the Project Proponent¹ shall engage a historic architect or qualified historic preservation professional and a structural engineer to undertake a pre-construction survey of historical resource(s) within the Historic District to document and photograph the buildings' existing conditions, including areas of existing damage which may be worsened by vibration impacts. ▪ Prior to the start of construction, a structural engineer, working with a historic architect and acoustical engineer, shall establish a maximum vibration level that shall not be exceeded at each historic building, based on existing conditions, character-defining features, soils conditions, and anticipated construction practices in use at the time. The maximum vibration levels would not exceed 500 feet since at that distance, vibration from common construction equipment would be below the threshold that could impact historic structures. To ensure that vibration levels do not exceed the established standard, when construction occurs within 500 feet of a historic building, a qualified acoustical/vibration consultant shall monitor vibration levels at each structure within the Historic District using appropriate monitoring equipment and shall prohibit vibratory construction activities that generate vibration levels in excess of the standard. Should vibration levels be observed in excess of the standard, construction shall be halted and alternative construction techniques put in 	Project Site	<ul style="list-style-type: none"> • Project Proponent/ Project Contractor is responsible for mitigation. • City of Richmond Building Division is responsible for monitoring compliance. • A qualified acoustical/ vibration consultant is responsible for monitoring vibration levels during construction. 	<ul style="list-style-type: none"> • Prior to issuance of building permits. • Field inspections during construction. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>practice, such as using less equipment or proceeding with hand methods.</p> <ul style="list-style-type: none"> Any structural areas identified in the pre-construction surveys that show existing damage or that the survey identified as being susceptible to vibration damage from construction-related activities shall be subject to continuous monitoring during construction by vibration monitors. Such monitors shall be installed at appropriate locations as determined by the structural engineer. These monitors shall be capable of measuring continuous data and sending the data in real time to several different parties including, but not limited to, the Structural Engineer and the Acoustical Engineer to ensure that vibration levels do not exceed the maximum vibration levels identified for each historic building. The vibration monitors shall generate an instant email alert when the thresholds are exceeded so that immediate corrective action is taken. The qualified acoustical/vibration consultant shall conduct regular periodic inspections of each building within the Historic District. Should damage to a building occur as a result of ground-disturbing activity on the Project Site, the building(s) shall be remediated to its pre-construction condition at the conclusion of ground-disturbing activity on the Project Site. 				
<p>MM 4.10-3. Noise Impact Study – Single-Family or Townhome: Along with the plans submitted for building and/or grading permits for development of a single-family home or townhome along Stenmark Drive, a building-specific noise impact study shall be submitted for City review to determine if exterior noise at the building’s property line would exceed 65 dBA. If so, then the building would be required to incorporate measures, such as use of sound rated door and window assemblies, mechanical ventilation, careful siting or use of landscaping for outdoor recreation areas, or other methods to reduce interior noise levels to 45 dBA CNEL and provide noise shielding.</p>	Project Site	<ul style="list-style-type: none"> Project Proponent / Project Contractor is responsible for mitigation. City of Richmond Building Division is responsible for monitoring compliance 	<ul style="list-style-type: none"> Prior to issuance of building permits. Field inspections during construction. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
<p>MM 4.10-4. Noise Impact Study – Commercial and Multi-Family: Along with the plans submitted for building and/or grading permits for development of commercial and multi-family residential uses, a building-specific noise impact study shall be submitted for City review to demonstrate that interior noise levels for nearby current and proposed sensitive receptors have been</p>	Project Site	<ul style="list-style-type: none"> Project Proponent/ Project Contractor is responsible for mitigation. City of Richmond Building Division 	<ul style="list-style-type: none"> Prior to issuance of building permits. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>reduced to 45 dBA CNEL. The following mitigation measures can be implemented for commercial and multi-family residential uses to reduce noise exposure to the desired level.</p> <ul style="list-style-type: none"> ▪ Ensure that noise exposure associated with the selected mechanical equipment satisfies the applicable City noise level limits at proposed sensitive receptors. ▪ Screen rooftop mechanical equipment to attenuate noise exposure. ▪ Locate mechanical equipment on the rooftop of commercial buildings away from sensitive receptors. ▪ Refuse dumpsters and commercial loading and unloading areas shall be located as far as reasonably possible from the outdoor activity areas of proposed residential buildings. Commercial refuse containers shall also be located such that buildings shield nearby residential uses from noise generated by loading/unloading operations and garbage collection activities. ▪ Use of sound rated door and window assemblies for multi-family residential buildings, if required. 		is responsible for monitoring compliance		
<p>MM 4.10-5. Noise Impact Study – Sanitary Sewer Treatment Facility: If the Project includes the installation of an on-site sanitary sewer treatment facility, once the installment of this facility has been confirmed, and building plans are filed, prepare a site-specific noise impact study analyzing the facility operational equipment noise level to be conducted and noise generated by this facility. If the noise study determines that noise levels from operation of the on-site sanitary sewer treatment facility exceed acceptable levels for sensitive receptors established by the City, the following mitigation measures shall be implemented.</p> <ul style="list-style-type: none"> ▪ Ensure that noise exposure associated with the selected facility equipment satisfies the applicable City noise level limits at proposed sensitive receptors. ▪ Construct solid noise barriers around the perimeter of the facility equipment area that effectively attenuate equipment noise exposure to a state of compliance with the applicable City noise limits at proposed sensitive receptors. 	Project Site	<ul style="list-style-type: none"> • Project Proponent/ Project Contractor is responsible for mitigation. • City of Richmond Building Division is responsible for monitoring compliance 	<ul style="list-style-type: none"> • Prior to issuance of building permits. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
4.11 Population and Housing				
None	N/A	N/A	N/A	N/A

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
4.12 Public Services and Recreation				
<p>MM 4.12-1. Creation of Parkland within the Project Site: The Project shall comply with the City's Quimby Act ordinance by developing sufficient parkland to provide at least 3.0 acres of parkland on the Project Site per 1,000 residents generated by the Project or paying the City's in lieu fee, or a combination of the two methods.</p>	Project Site	<ul style="list-style-type: none"> Project Proponent/ Project Contractor is responsible for mitigation. City of Richmond Building Division is responsible for monitoring compliance 	<ul style="list-style-type: none"> Prior to issuance of building permits. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
4.13 Transportation				
<p>MM 4.13-1. Impacts to Intersection Operations: Prior to issuance of occupancy permits, the Project shall fully fund or implement the following improvements. For any improvement required by the project's contribution to significant cumulative impacts, if the City implements any of these improvements prior to issuance of occupancy permits for the Project or adds the improvements to its Capital Improvement Program, construction of the improvement would not be required to be implemented by the Project Proponent and the City will collect fair-share contributions from the Project to support implementation.</p> <p>MM 4.13-1 (a): Castro Street and the I-580 WB Ramps/Chevron® Entrance (Intersection #1 - Existing Plus Project): 1) Installation of a dual SB left turn lane on Castro Street and 2) installation of a third NB through lane on Castro Street.</p> <p>MM 4.13-1 (b): Richmond Parkway and West Gertrude Avenue (Intersection #21 – Cumulative Plus Project): Conversion of the NB exclusive right turn lane to a shared through-right lane.</p> <p>MM 4.13-1 (c): Richmond Parkway and Parr Boulevard (Intersection #22 – Cumulative Plus Project): Conversion of the NB and SB exclusive right turn lanes to shared through-right lanes.</p> <p>MM 4.13-1 (d): Richmond Parkway and San Pablo Avenue (Intersection #23 – Cumulative Plus Project): Restriping of NB San Pablo Avenue from the Richmond Parkway to Crestwood Drive to provide three through lanes and an associated modification of the traffic signal at Kay Road to accommodate</p>	Off-Site Intersections	<ul style="list-style-type: none"> Project Proponent/ Project Contractor is responsible for mitigation. City of Richmond Planning Division is responsible for monitoring compliance 	<ul style="list-style-type: none"> Prior to issuance of occupancy permit. Planning Division Review will verify funding or implementation of intersection improvements. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>the detectors required for the additional NB through lane that would be added at this intersection.</p> <p>MM 4.13-1 (e): Richmond Parkway and Goodrick Avenue (Intersection #29 – All Plus Project Scenarios): Conversion of the EB exclusive right turn lane to a shared through-right lane.</p>				
<p>MM 4.13-2. Impacts Fees for Impacted Intersection Operations: Prior to issuance of occupancy permits, the Project shall mitigate the above-identified impacts by paying the required traffic impact fees toward the improvements described below, subject to City approval.</p> <p>Richmond Parkway and San Pablo Avenue (Intersection #23 – Cumulative Plus Project): The Project would pay the West County Subregional Transportation Mitigation Program (STMP) development fees to fund regional transportation system improvements.</p>	Off-Site Intersections	<ul style="list-style-type: none"> Project Proponent/ Project Contractor is responsible for mitigation. City of Richmond Transportation Division is responsible for monitoring compliance 	<ul style="list-style-type: none"> Prior to issuance of occupancy permit. WCCTAC and the Transportation Division will verify payment of traffic impact fees. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
<p>MM 4.13-3. Impacts to Freeway Operations: Prior to issuance of occupancy permits, the Project shall mitigate the above-identified impacts by paying the required traffic impact fees described below, subject to City approval.</p> <p>Payment of the Regional Transportation Development Impact Mitigation Fee: The Project would pay the West County STMP development fees to fund regional freeway system improvements including I-580 improvements.</p>	Off-Site Freeways	<ul style="list-style-type: none"> Project Proponent/ Project Contractor is responsible for mitigation. City of Richmond Transportation Division is responsible for monitoring compliance 	<ul style="list-style-type: none"> Prior to issuance of occupancy permit. WCCTAC and the Transportation Division will verify payment of traffic impact fees. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>
<p>MM 4.13-4. Impacts from Special Event Traffic: To ensure that the maximum additional peak hour traffic at the I-580 interchange with Stenmark Drive does not exceed 800 vehicles, any event with a potential attendance of 3,000 people or more would be required to prepare a detailed Traffic Monitoring and Management Program, subject to City approval that could include the following measures.</p> <ol style="list-style-type: none"> Off-Site Parking with Shuttle Service Traffic Control Office Deployment On-Street Parking Restrictions Roadway Closures Restricted Access/Bus Priority Streets Event Signage Including Directional and/or Detour Signs 	Project Site	<ul style="list-style-type: none"> Project Proponent / Project Contractor is responsible for mitigation. City of Richmond Transportation Division is responsible for monitoring compliance 	<ul style="list-style-type: none"> Prior to issuance of occupancy permit. Transportation Division will verify implementation Traffic Monitoring and Management Program. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
7. Media Announcements of Potential Traffic Restrictions and Shuttle Service Options 8. Marketing campaign to encourage transit use and bicycle use to special events 9. Public information on events for commuters, businesses, and deliveries				
MM 4.13-5. Impacts to Emergency Access During Construction: The Applicant shall coordinate all construction activities that would affect traffic flow on Stenmark Drive with local emergency service providers at least two weeks in advance of construction. Emergency service providers shall be notified of the timing, location, and duration of construction activities. All roads shall remain passable to emergency service vehicles at all times. Stenmark Drive shall remain passable to through traffic 24 hours a day, seven days a week to provide access to and from other land uses located on the San Pablo Peninsula. In the event that portions of Stenmark Drive must be closed temporarily, reasonable detours shall be provided such that access to the San Pablo Yacht Harbor and other adjacent land uses is not restricted.	Project Site	<ul style="list-style-type: none"> Applicant/Project Contractor is responsible for mitigation. City of Richmond Transportation Division is responsible for monitoring compliance 	<ul style="list-style-type: none"> Prior to issuance of occupancy permit. Transportation Division will verify emergency access conditions. 	Verified By: Date:
MM 4.13-6. Transportation Demand Management Program: In addition to the TDM measures incorporated into the Project design (Section 3.4.3.4), the Applicant shall prepare and implement a TDM Plan with strategies to reduce vehicle trips generated by the Project by at least 20 percent, which may include the following: 1. BART Shuttle – The Project shall include a frequent (20-minute headways) direct weekday shuttle service between the Project Site and the Richmond BART Station, for two hours during both the peak morning and evening commute periods. If after shuttle service commences there is sufficient demand for services and it is determined to be feasible, practical, and effective at further promoting public transit and reducing single-occupancy vehicle trips, the shuttle may add stops at the Richmond Ferry Terminal and Point Richmond. ⁶	Project Site	<ul style="list-style-type: none"> Applicant/Project Contractor is responsible for mitigation. City of Richmond Transportation Division is responsible for monitoring compliance 	<ul style="list-style-type: none"> Prior to issuance of occupancy permit. Transportation Division will verify implementation of TDM measures. 	Verified By: Date:

⁶ Given the distance between Point Molate, Richmond BART, Point Richmond, and the Richmond Ferry Terminal, as well the fact that the BART shuttle may compete with public transportation via the Point Molate water taxi or ferry service, adding stops to the shuttle service may prove infeasible, impractical, or

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
<p>This service could be operated by a private contractor or by AC Transit. Shuttles shall be electric and fully accessible to passengers using wheelchairs and other mobility services and should have the capacity to transport bicycles. It is also recommended the Project explore providing a real-time smart-phone app that tracks real-time arrivals to make shuttle use more reliable and convenient.</p> <ol style="list-style-type: none"> 2. Guaranteed Ride Home – The Project shall include a guaranteed ride home program which would provide employees and commuters who rideshare to work with a reimbursed ride home in the event of unexpected circumstances. 3. Preferential Parking for Carpoolers – The building management shall offer free or discounted preferential carpool parking for eligible commuters. To be eligible for carpool parking, the carpool shall consist of three or more people. The building management shall monitor and provide adequate carpool spaces to meet and exceed potential demand. 4. Preferential Parking for Vanpools – The building management shall offer free or discounted preferential vanpool parking for eligible commuters. The building management shall monitor and provide adequate carpool spaces to meet and exceed potential demand. 5. Commuter Center – The Project shall provide a commute information center that may include an information board or kiosk located in a common gathering area. The kiosk will contain transportation information, such as Emergency Ride Home, transit schedules, bike maps, and 511 ride-matching. 6. Bi-Annual Employee Transportation Surveys – The Project shall conduct surveys to determine the transportation and travel characteristics of the employees working onsite. The goal of the survey would be to identify the best practices for shifting employees to alternative transportation or high occupancy vehicle modes. 7. On-Site Amenities – The Project shall provide a minimum of three trip reducing on-site amenities. Typical features 				

ineffective at further promoting public transportation and reducing single-occupancy vehicle trips. Therefore, if the demand for additional stops materializes, this option shall be evaluated at that time.

5.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Site(s) Affected	Mitigation/Monitoring Responsible Party	Timing for Mitigation Measure	Verified By and Date
could include: banks, grocery stores, clothes cleaners, exercise facilities, child care center, etc. The goal of the Project would be to provide as many of these amenities as is feasible.				
4.14 Utilities and Service Systems				
<p>MM 4.14-1. RMSD Application for Connection: If the Offsite WWTP option is chosen, Winehaven Legacy LLC shall apply to connect to the RMSD for conveyance and treatment of wastewater generated at the Project Site. Subsequent to approval of connection to RMSD and prior to issuance of occupancy permits, the Project shall fully fund or implement the following upgrades to the conveyance system to provide adequate conveyance and treatment capacity for the peak day wastewater generation rate of the Project. Alternatively, if the City implements any of these improvement prior to issuance of occupancy permits for the Project, the improvement would not be required to be implemented and the City may collect fair-share contributions from the Project to support implementation.</p> <p>MM 4.14-1 (a) Upgrade to Existing Infrastructure: Upsizing of 530 linear feet of an existing 6-inch pipe to a 10-inch pipe.</p> <p>MM 4.14-1 (b) Replacement of Existing Infrastructure: In-kind replacement or lining, as approved by the Public Works Director, of 432 linear feet of an existing 36-inch pipe.</p>	Project Site	<ul style="list-style-type: none"> Project Proponent/ Project Contractor is responsible for mitigation. Richmond Municipal Sewer District is responsible for monitoring compliance with the mitigation measure. SFRWQCB is responsible for monitoring compliance with its regulations. 	<ul style="list-style-type: none"> Prior to issuance of occupancy permits. 	<p><i>Verified By:</i></p> <p><i>Date:</i></p>