CITY OF PACIFICA COMMUNITY DEVELOPMENT DEPARTMENT

cityofpacifica.org/departments/community-development/planning-division

ENVIRONMENTAL REVIEW CHECKLIST FOR SELECT SITES

170 Santa Maria Ave Pacifica, CA 94044 planningdivision@pacifica.gov Phone: (650)738-7341

This document is the Mitigation Monitoring and Reporting Program (MMRP) Environmental Review Checklist for Select Sites, a tool designed to ensure that development projects comply with the environmental commitments established for the City of Pacifica's 6th Cycle Housing Element.

The purpose of this checklist is to verify that all required mitigation measures identified in the Program Environmental Impact Report (EIR) are implemented effectively. This process is essential for avoiding or minimizing potential significant environmental impacts associated with new housing development. The checklist will identidy monitoring activities and any related remarks for

How to Use This Checklist

This checklist acts as a tracking and verification tool for project applicants, City staff, and any other responsible parties. It should be used throughout the entire lifecycle of a project—from the initial design phase through construction and into ongoing

The purpose of this checklist is to verify that all required mitigation measures identified in the Program Environmental Impact Report (EIR) are implemented effectively. This process is essential for avoiding or minimizing potential significant environmental impacts associated with new housing development. The checklist will identidy monitoring activities and any related remarks for each environmental impact and mitigation measure.

For each mitigation measure, this document clearly identifies:

- The specific action required.
- The party responsible for implementation.
- The timing and frequency of the action.
- The procedure for verifying compliance.

Important Notice for Applicants

Please be advised that this checklist is for informational purposes only and is not exhaustive; other requirements may apply to your project. Addressing these items is intended to help ensure a more complete application but does not guarantee its

When is This Checklist Required?

Completion of this checklist is mandatory for projects approved under the City of Pacifica's Housing Element Targeted General Plan Amendments and Rezoning Program. It serves as the official record to confirm that the project adheres to the environmental protection measures adopted by the City.

Additional Information - Links to Planning Documents

For more detailed context, please refer to the foundational documents linked below. These resources provide comprehensive information about the City's housing goals, the environmental analysis conducted, and the overarching policies guiding

Mitigation & Monitoring Program for the EIR for the HE Rezoning Program: [Link to MMRP]
Program Environmental Impact Report (EIR): [Link to EIR]
City of Pacifica 6th Cycle Housing Element (HE): [Link to Housing Element]
City of Pacifica General Plan (GP): [Link to General Plan]

City of Pacifica MMRP Conformance
Environmental Review Checklist for Select Sites

The following MMRP program table notes the responsible entity for mitigation monitoring, the timing, and a list of all project-related mitigation measures.This checklist should be used during the mitigation monitoring period. The checklist will verify the name of the monitor, the date of the monitoring activity, and any related remarks for each mitigation measure. Important Notice for Applicants: Please be advised that this checklist is for informational purposes only and is not exhaustive; other requirements may apply to your project. Addressing these items is intended to help ensure a more complete application but does not guarantee its completeness or approval.

Mitigation Measure		Verified by:	Submit to:	Applicant: Verification of Compliance		Applicant: Describe how the project complies with this MMRP	Checkmark = Complete X= Needs Follow-up	Staff Notes
				Initial	Date			
SUBMIT PRIOR TO PROJECT APPROVAL								
3.11-2	**TRANSPORTATION IMPACT: Development under the Proposed Project would conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).**							
	MM-VMT-1: Require applicants for nonresidential projects that employ 20 of more people—which is equivalent to 12,000 square feet of retail space, 6,000 square feet of office space, 20,000 square feet of industrial space, or 22 hotel rooms, to implement an employee commute trip reduction (CTR) program approved by the City. The CTR program shall identify alternative modes of transportation to the project, including transit schedules, bike and pedestrian routes, and carpool/vanpool availability. Information regarding these programs shall be readily available to employees and clients. The project applicant or designee shall implement at least one of thefollowing incentives for commuters as part of the CTR program, or another equally effective incentive: • Ride-matching assistance • Subsidized public transit passes • Vanpool assistance or employerprovided vanpool/shuttle • Car-sharing program (e.g. Zipcar) • Bicycle end-trip facilities, including bike parking, lockers, and showers.	Through development review process	Planning Division					
SUBMIT PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT								
3.2-2	**AIR QUALITY IMPACT: Implementation of the Proposed Project wouldnot result in a cumulatively considerable net increase in any criteria pollutant for which the project region is classified as a nonattainment area under an applicable federal or state ambient air quality standard.**							
	MM-AQ-1: Prepare Project-level Construction Emissions Assessment. The City shall require new development projects to submit a quantitative project-level construction criteria air pollutant and toxic air contaminant emissions analysis prior to the start of construction activities that shows project construction activities would not exceed BAAQMD project-level thresholds of significance to the satisfaction of the City. The analysis may rely on BAAQMD construction screening criteria to demonstrate that a detailed assessment of criteria air pollutant and toxic air contaminant construction emissions is not required for the project. If the project does not satisfy all BAAQMD construction screening criteria, the analysis shall estimate and compare construction criteria air pollutant and toxic air contaminant emissions against the project-level thresholds of significance maintained by BAAQMD and, if emissions are shown to be above BAAQMD thresholds *(continued on next page)*							

	Mitigation Measure	Verified by:	Submit to:	Applicant: Verification of Compliance		Applicant: Describe how the project complies with this MMRP	Checkmark = Complete X= Needs Follow-up	Staff Notes
				Initial	Date			
	then the project must implement measures to reduce emissions below BAAQMD thresholds. Mitigation measures to reduce emissions could include, but are not limited to: a) Watering exposed surfaces at a frequency adequate to maintain a minimum soil moisture content of 12 percent, as verified by moisture probe or lab sampling; b) Suspending excavation, grading, and/or demolition activities when average wind speeds exceed 20 miles per hour; c) Selection of specific construction equipment (e.g., specialized pieces of equipment with smaller engines or equipment that will be more efficient and reduce engine runtime); d) Installing wind breaks that have a maximum 50 percent air porosity; e) Restoring disturbed areas with vegetative ground cover as soon as possible; f) Limiting simultaneous ground-disturbing activities in the same area at any one time (e.g., excavation and grading); g) Scheduling/phasing activities to reduce the amount of disturbed surface area at any one time; h) Installing wheel washers to wash truck and equipment tires prior to leaving the site; i) Minimizing idling time of diesel-powered construction equipment to no more than two minutes or the shortest time interval permitted by manufacturer's specifications and specific working conditions; j) Requiring equipment to use alternative fuel sources (e.g., electric-powered and liquefied or compressed natural gas), meet cleaner emission standards (e.g., U.S. EPA Tier IV Final emissions standards for equipment greater than 50- horsepower), and/or utilizing added exhaust devices (e.g., Level 3 Diesel Particular Filter); k) Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOx and PM; l) Requiring all contractors use equipment that meets CARB's most recent certification standard for off-road heavy duty diesel engines; and m) Applying coatings with a volatile organic compound (VOC) that exceeds the current regulatory requirements set forth in BAAQMD regulation 8, Rule 3 (Architectural Coatings).	Submittal of project level construction criteria air pollutant and toxic air contaminant emissions analysis, including mitigation measures as needed for projects not meeting screening criteria.	Building Division					
3.2-3	**AIR QUALITY IMPACT: Implementation of the Proposed Project would not expose sensitive receptors to substantial pollutant concentrations.**							
	MM-AQ-1: Prepare Project-level Construction Emissions Assessment. The City shall require new development projects to submit a quantitative project-level construction criteria air pollutant and toxic air contaminant emissions analysis prior to the start of construction activities that shows project construction activities would not exceed BAAQMD project-level thresholds of significance to the satisfaction of the City. The analysis may rely on BAAQMD construction screening criteria to demonstrate that a detailed assessment of criteria air pollutant and toxic air contaminant construction emissions is not required for the project. If the project does not satisfy all BAAQMD construction screening criteria, the analysis shall estimate and compare construction criteria air pollutant and toxic air contaminant emissions against the project-level thresholds of significance maintained by BAAQMD and, if emissions are shown to be above BAAQMD thresholds then the project must implement measures to reduce emissions below BAAQMD thresholds. Mitigation measures to reduce emissions could include, but are not limited to: *(continued on next page)*							

	Mitigation Measure	Verified by:	Submit to:	Applicant: Verification of Compliance		Applicant: Describe how the project complies with this MMRP	Checkmark = Complete X= Needs Follow-up	Staff Notes
				Initial	Date			
	a) Watering exposed surfaces at a frequency adequate to maintain a minimum soil moisture content of 12 percent, as verified by moisture probe or lab sampling; b) Suspending excavation, grading, and/or demolition activities when average wind speeds exceed 20 miles per hour; c) Selection of specific construction equipment (e.g., specialized pieces of equipment with smaller engines or equipment that will be more efficient and reduce engine runtime); d) Installing wind breaks that have a maximum 50 percent air porosity; e) Restoring disturbed areas with vegetative ground cover as soon as possible; f) Limiting simultaneous ground-disturbing activities in the same area at any one time (e.g., excavation and grading); g) Scheduling/phasing activities to reduce the amount of disturbed surface area at any one time; h) Installing wheel washers to wash truck and equipment tires prior to leaving the site; i) Minimizing idling time of diesel-powered construction equipment to no more than two minutes or the shortest time interval permitted by manufacturer's specifications and specific working conditions; j) Requiring equipment to use alternative fuel sources (e.g., electric-powered and liquefied or compressed natural gas), meet cleaner emission standards (e.g., U.S. EPA Tier IV Final emissions standards for equipment greater than 50- horsepower), and/or utilizing added exhaust devices (e.g., Level 3 Diesel Particular Filter); k) Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOx and PM; l) Requiring all contractors use equipment that meets CARB's most recent certification standard for off-road heavy duty diesel engines; and m) Applying coatings with a volatile organic compound (VOC) that exceeds the current regulatory requirements set forth in BAAQMD regulation 8, Rule 3 (Architectural Coatings).	Submittal of project level construction criteria air pollutant and toxic air contaminant emissions analysis, including mitigation measures as needed for projects not meeting screening criteria.	Building Division					
	MM-AQ-2: Review Air Quality Risks to New Housing Sites. The City shall require new residential development projects to conduct a screening analysis in accordance with the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines. Projects must also review and identify, using the BAAQMD's publicly available Stationary Source Screening Map or another standard methodology (e.g. BAAQMD public records request), permitted stationary sources within 1,000 feet of the project that may result in risks and hazards to new receptors.If screening-level information indicates potential stationary source risks and hazards would exceed the BAAQMD's thresholds, the project applicant shall: 1) incorporate site and building design measures into the project that reduce exposure to pollutants as to not exceed BAAQMD thresholds for new receptors; OR 2) conduct refined, site-specific modeling, using the latest information and guidance from the BAAQMD, demonstrating sources risks and hazards would not exceed BAAQMD thresholds for new receptors. Site and building design measures that may reduce potential exposure to pollutants would include, but are not limited to, buffering/increasing the distance between sources and receptors, designing the site to limit exposure to the highest pollutant concentrations, and incorporating enhanced filter systems into heating, ventilation, and air conditioning equipment.	Submittal of project level screening analysis, including site and building design measures as needed for projects not meeting BAAQMD's thresholds.	Building Division					

	Mitigation Measure	Verified by:	Submit to:	Applicant: Verification of Compliance		Applicant: Describe how the project complies with this MMRP	Checkmark = Complete X= Needs Follow-up	Staff Notes
				Initial	Date			
	MM-AQ-3: Exposure to Air Pollution (Toxic Air Contaminants). Mitigation Measure AQ-3 would apply if the project involves any residential uses (new dwelling units, excluding accessory dwelling units); and The project is located within 500 feet (or other distance as specified below) of one or more of the following sources of air pollution: Freeway; Roadway with significant traffic (at least 10,000 vehicles per day); or Railyards or rail lines using diesel locomotives; and The project exceeds the health risk screening criteria after a screening analysis is conducted in accordance with the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines. If the above three criteria are met, the following reduction measures are required. a) Health Risk Reduction Measures Requirement: The Project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to exposure of toxic air contaminants. The project applicant shall choose one of the following methods: i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk of exposure of project residents/occupants/users to air pollutants. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction related permit or on other documentation submitted to the City. The approved risk reduction measures shall be implemented during construction and/or operations as applicable. OR ii. The project applicant shall incorporate health risk reduction measures, including but not limited to the following measures detailed below. The project applicant must retain a qualified air quality consultant to conclude that such chosen measures shall reduce the health risk to acceptable levels. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City: a. Installation of air filtration to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Air filter devices shall be rated MERV-13 or higher. As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required. b. Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph). c. Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible. d. The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. e. Sensitive receptors shall be located on the upper-floors of buildings, if feasible. *(Continued on the next page)*	Submittal of a site specific health risk assessment (HRA), including mitigation measures as needed for projects that exceed BAAQMD thresholds.	Building Division					

	Mitigation Measure	Verified by:	Submit to:	Applicant: Verification of Compliance		Applicant: Describe how the project complies with this MMRP	Checkmark = Complete X= Needs Follow-up	Staff Notes
				Initial	Date			
	f. Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (Pinus nigra var. maritima), Cypress (X Cupressocyparis leylandii), Hybrid poplar (Populus deltoids X trichocarpa), and Redwood (Sequoia sempervirens). g. Sensitive receptors shall be located as far away from truck activity areas, such as loading docks and delivery areas, as feasible. h. Existing and new diesel generators shall meet CARB's Tier 4 emission standards, if feasible. i. Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible: i. Installing electrical hook-ups for diesel trucks at loading docks. ii. Requiring trucks to use Transportation Refrigeration Units (TRUs) that meet Tier 4 emission standards. iii. Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels. iv. Prohibiting trucks from idling for more than two minutes. v. Establishing truck routes to avoid sensitive receptors in the project. A truck route program, along with truck calming, parking, and delivery restrictions, shall be implemented. b) Maintenance of Health Risk Reduction Measures Requirement: The project applicant shall maintain, repair, and/or replace installed health risk reduction measures, including but not limited to the HVAC system (if applicable), on an ongoing and as-needed basis. Prior to occupancy, the project applicant shall prepare and then distribute to the building manager/operator an operation and maintenance manual for the HVAC system and filter including the maintenance and replacement schedule for the filter.							
3.3-2	**<u>BIOLOGICAL</u> <u>RESOURCES</u> <u>IMPACT:</u> Implementation of the Proposed Project would not have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.**							
	Implementing Policy CO-I-33: Construction during Nesting Season. If project grading or construction is scheduled to take place between January 15 – September 15, a preconstruction survey of the project vicinity for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The survey shall determine if active nests are present within the planned area of disturbance or within 250 feet for passerines, 500 feet for accipiters and 1,000 feet for buteos. The survey shall be performed no more than 14 days prior to the commencement of construction activities, and a second focused survey shall be conducted within 48 hours prior to construction activities that would occur during the nesting/breeding season. If ground disturbance activities are delayed following a survey, then an additional preconstruction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground-disturbance activities. If a lapse of Project-related activities of seven days or longer occurs, another focused survey will be conducted before Project activities can be reinitiated. If an active bird nest is found within the survey radii, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. A protective buffer distance shall be established by a qualified biologist based on the site conditions such as whether the nest is in a line of sight of the construction and the sensitivity of the birds nesting. Typical protective buffers are as follows: 1) 250 feet for passerines, 2) 500 feet for accipiters, and 3) 1,000 feet for buteos. *(Continued on next page)*	Submittal of a preconstruction survey including species-specific measures as needed to ensure that no inadvertent impacts on nests occur.	Planning Division					

	Mitigation Measure	Verified by:	Submit to:	Applicant: Verification of Compliance		Applicant: Describe how the project complies with this MMRP	Checkmark = Complete X= Needs Follow-up	Staff Notes
				Initial	Date			
	No Project personnel or equipment shall be allowed to enter the protective buffer until the qualified biologist determines that the young have fully fledged and will no longer be adversely affected by the Project. The qualified biologist shall observe any identified active nests prior to the start of any construction-related activities to establish a behavioral baseline of the adults and any nestlings, and the nest site(s) shall be monitored by the biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by the qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. All buffers shall be shown on all sets of construction drawings. Nests initiated during construction activities would be presumed to be unaffected by the activity, and a buffer zone around such nests is not necessary. However, nests shall be flagged and construction activity shall avoid killing and/or injuring nesting birds.							
	Implementing Policy CO-I-34: Pre- Construction Bat Surveys. Preconstruction surveys for special-status and non-listed bat species shall be performed by a qualified biologist if any trees are to be removed or underutilized or vacant buildings are to be demolished, or if any suitable habitat including buildings, trees, rock outcrops, bridges, or culverts are present within 100 feet of proposed construction. If any active maternity or hibernation roosts are identified within 100 feet of areas proposed for development, an agency-approved qualified biologist shall establish site-specific protective buffers around roosts, sized with consideration for the species that are present and the time of year bats are roosting, as well as levels of construction noise and light emission from Project activities.	Submittal of a preconstruction survey including sitespecific measures as needed to	Planning Division					
	Implementing Policy CO-I-35: Protection of the Californian Red- Legged Frog and San Francisco Garter Snake during Construction. To minimize disturbance, require all grading activity within 100 feet of identified aquatic habitat shall be conducted during the dry season (May 1 and October 15) to protect California red-legged frog and San Francisco garter snake. A qualified biologist shall conduct presence/absence surveys for California redlegged frog and San Francisco garter snake prior to construction in or adjacent to riparian areas, grasslands near ponds/wetlands, or other sensitive habitat. Any individuals identified shall be treated in consultation with USFWS. Construction shall follow accepted procedures for exclusion and avoidance of California red-legged frog and San Francisco garter snake and their habitat. Additionally, the biologist shall supervise the installation of exclusion fencing along the boundaries of the work area, shall conduct environmental awareness training for construction workers, and shall be present during initial vegetation clearing and ground-disturbing activities.	Submittal of a preconstruction survey including sitespecific measures and construction protocols as needed to ensure that no inadvertent impacts on California redlegged frog and San Francisco garter snake occur.	Planning Division					

	Mitigation Measure	Verified by:	Submit to:	Applicant: Verification of Compliance		Applicant: Describe how the project complies with this MMRP	Checkmark = Complete X= Needs Follow-up	Staff Notes
				Initial	Date			
3.9-1	**NOISE IMPACT: New development under the Proposed Project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.**							
	MM-NO-1: Acoustical Noise Analysisand Mitigation. Prior to the construction of sites 10, 11, 12, 18, 24, 38, and J, an acoustical noise analysis shall be prepared prior to the submittal of final tentative tract maps for review and approval by the City to ensure that exterior andinterior noise levels are met. The acoustical analysis shall demonstrate that the buildings have been designed to limit interior noise levels to 45 dBA CNEL and exterior noise (backyards and habitable balconies and patios) to less than 65 dBA CNEL. Individual developments shall, to the extent feasible, implement site-planning techniques. which include but are not limited to the following: • Increase the distance between the noise source and the receiver; • Use non noise sensitive structures such as garages to shield noise sensitive areas; • Orienting buildings to shield outdoor spaces from a noise source; • Individual developments shall incorporate architectural design strategies, which reduce the exposure of noise sensitive spaces to stationary noise sources (i.e., placing bedrooms or balconies on the side of the structure facing away from noise sources). These design strategies shall be implemented based on recommendations of acoustical analysis for individual developments as required by the City to comply with City noise standards; • Individual developments shall incorporate noise barriers, walls, or other sound attenuation techniques, based on recommendations of acoustical analysis for individual developments as required by the City to comply with City noise standards; and • Elements of building construction (i.e., walls, roof, ceiling, windows, and other penetrations) shall be modified as necessary to provide sound attenuation. This may include sealing windows, installing thicker or double glazed windows, locating doors on the opposite side of a building from the noise source, or installing solid core doors equipped with appropriate acoustical gaskets. The City shall require that the noise attenuation measures be installed and be verified as effective in meeting the 45 (interior) and 65 (exterior) dBA CNEL requirement by an acoustical engineer prior to the issuance of certificates of occupancy.	Submittal of an acoustical analysis including noise attenuation measures as needed to ensure that exterior and interior noise levels are met.	Building Division					
3.12-1	**UTILIES AND SERVICE SYSTEMS IMPACT: Development under the Proposed Project would not require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.**							
	MM-UTIL-1: Infiltration/Inflow (I/I) Reductions in Rockaway Area. Developers of any project served by the Rockaway Pump Station are required to have a study performed to determine the capacity of the pump station to serve proposed development, which study would be subject to review and approval by the City's Public Works Department. In the event that it isdetermined that the Rockaway Pump Station does not have sufficient capacity to serve the proposed development, the developer must pursue one or more of the following options, to the satisfaction of the Public Works Department, to either reduce I/I or pursue alternative methods of conveyance: • Installation of system wide upgrades to infrastructure for the purposes ofeliminating sanitary sewer spills and reducing I/I. • Rerouting of sewer flows such that the development does not negatively impact the Rockaway Pump Station. • Installation of a new pump station facility. • Installation of new infrastructure improvements to contribute to thenecessary reduction of I/I.	Submittal of a pump station capacity analysis including measures as needed to either reduce I/I or pursue alternative methods of conveyance.	Public Works Department					

	Mitigation Measure	Verified by:	Submit to:	Applicant: Verification of Compliance		Applicant: Describe how the project complies with this MMRP	Checkmark = Complete X= Needs Follow-up	Staff Notes
				Initial	Date			
SUBMIT PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES								
3.4-2	**CULTURAL AND TRIBAL CULTURAL RESOURCESI MPACT: Implementation of the Proposed Project would not cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5.**							
	MM-CUL-1: Conduct Cultural Resources Awareness Training. Prior to the start of any ground disturbance or construction activities, the developer shall retain a qualified professional archaeologist to conduct cultural resource awareness training for construction personnel. This training shall include an overview of what cultural resources are and why they are important, archaeological terms (such as site, feature, deposit), project site history, types of cultural resources likely to be uncovered during excavation, laws that protect cultural resources, and the unanticipated discovery protocol.	Submittal of documentation, including training materials and sign-in sheets indicating worker attendance.	Building Division					
3.4-3	**CULTURAL AND TRIBAL CULTURAL RESOURCES IMPACT: Implementation of the Proposed Project would not have the potential to disturb human remains, including those interred outside of formal cemeteries.**							
	MM-CUL-1: Conduct Cultural Resources Awareness Training. Prior to the start of any ground disturbance or construction activities, the developer shall retain a qualified professional archaeologist to conduct cultural resource awareness training for construction personnel. This training shall include an overview of what cultural resources are and why they are important, archaeological terms (such as site, feature, deposit), project site history, types of cultural resources likely to be uncovered during excavation, laws that protect cultural resources, and the unanticipated discovery protocol.	Submittal of documentation, including training materials and sign-in sheets indicating worker attendance.	Building Division					
3.4-4	**CULTURAL AND TRIBAL CULTURAL RESOURCES IMPACT: Implementation of the Proposed Project would not cause an adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: (a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k), or (b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**							
	MM-CUL-1: Conduct Cultural Resources Awareness Training. Prior to the start of any ground disturbance or construction activities, the developer shall retain a qualified professional archaeologist to conduct cultural resource awareness training for construction personnel. This training shall include an overview of what cultural resources are and why they are important, archaeological terms (such as site, feature, deposit), project site history, types of cultural resources likely to be uncovered during excavation, laws that protect cultural resources, and the unanticipated discovery protocol.	Submittal of documentation, including training materials and sign-in sheets indicating worker attendance.	Building Division					

Mitigation Measure		Verified by:	Submit to:	Applicant: Verification of Compliance Initial	Applicant: Verification of Compliance Date	Applicant: Describe how the project complies with this MMRP	Checkmark = Complete X= Needs Follow-up	Staff Notes
PLAN CHECK - SUBMIT PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY								
3.5-1	**ENERGY AND GREENHOUSE GASES IMPACT:** **Development under the Proposed Project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.**							
	MM-GHG-1: For new residential and commercial development, require installation of the electric vehicle recharging station network and other alternative fuel vehicle support infrastructure and adopt requirements for electric vehicle parking in new developments, consistent with Title 24 requirements, with the goal of increasing electric vehicle ownership by 20 percent.	Planning will review plans for compliance and will verify compliance after construction, prior to issuance of C/O	Planning Division					
	MM-GHG-2: In order to build upon the requirements of existing State law, require installation of photovoltaic systems in new single family residential, multifamily residential, and commercial to increase solar capacity, with a target of an equivalent of 15 percent of projected electricity by 2040. Photovoltaic panel installation is already required for new low-rise residential buildings which include single-family dwellings, and multi-family dwellings with three habitable stories or less pursuant to California Energy Code section 150.1.c.14. Photovoltaic panel installation is also required for new nonresidential buildings with three habitable stories or fewer, other than health care facilities; hotel/motel occupancies; and, high-rise multi-family buildings with 10 habitable stories or fewer, pursuant to a local amendment to the California Energy Code codified in PMC section 8-6.08.	Planning will review plans for compliance and will verify compliance after construction, prior to issuance of C/O	Planning Division					
	MM-GHG-3: Develop and implement aprogram to encourage the use of available grants for residential and commercial efficiency retrofits and voluntary cool roofing practices in new development with the goal of a 50 percent energy reduction compared to baseline in 30 percent of the total existing residential units and non-residential square feet citywide by 2040. This measure is voluntary.	Planning will review plans for compliance and will verify compliance after construction, prior to issuance of C/O	Planning Division					

Mitigation Measure		Verified by:	Submit to:	Applicant: Verification of Compliance		Applicant: Describe how the project complies with this MMRP	Checkmark = Complete X= Needs Follow-up	Staff Notes
				Initial	Date			
3.5-2	**ENERGY AND GREENHOUSE GASES IMPACT:** **Development under the Proposed Project would conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.**							
	MM-GHG-1: For new residential andcommercial development, require installation of the electric vehicle recharging station network and other alternative fuel vehicle support infrastructure and adopt requirements for electric vehicle parking in newdevelopments, consistent with Title 24 requirements, with the goal of increasing electric vehicle ownership by 20 percent.	Planning will review plans for compliance and will verify compliance after construction, prior to issuance of C/O	Planning Division					
	MM-GHG-2: In order to build upon the requirements of existing State law, require installation of photovoltaic systems in new single family residential, multifamily residential, and commercial to increase solar capacity, with a target of an equivalent of 15 percent of projected electricity by 2040. Photovoltaic panel installation is already required for new low-rise residential buildings which include single-family dwellings, and multi-family dwellings with three habitable stories or less pursuant to California Energy Code section 150.1.c.14. Photovoltaic panel installation is also required for new nonresidential buildings with three habitable stories or fewer, other than health care facilities; hotel/motel occupancies; and, high-rise multi-family buildings with 10 habitable stories or fewer, pursuant to a local amendment to the California Energy Code codified in PMC section 8-6.08.	Planning will review plans for compliance and will verify compliance after construction, prior to issuance of C/O	Planning Division					
	MM-GHG-3: Develop and implement aprogram to encourage the use of available grants for residential and commercial efficiency retrofits and voluntary cool roofing practices in new development with the goal of a 50 percent energy reduction compared to baseline in 30 percent of the total existing residential units and non-residential square feet citywide by 2040. This measure is voluntary. Note this is the same measure as 3.5-1/ third item.	Planning will review plans for compliance and will verify compliance after construction, prior to issuance of C/O	Planning Division					

Mitigation Measure		Verified by:	Submit to:	Applicant: Verification of Compliance		Applicant: Describe how the project complies with this MMRP	Checkmark = Complete X= Needs Follow-up	Staff Notes
				Initial	Date			
OTHER - UPON RECEIPTS OF REPORTS SUBMITTED BY PARTICIPATING BUSINESSES, INCLUDING ANY REPORTS REQUIRED PURSUANT TO SAN MATEO COUNTY CONGESTION MANAGEMENT PROGRAMS TDM'S								
3.11-2	**TRANSPORTATION IMPACT: Development under the Proposed Project would conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).**							
	MM-VMT-2: Encourage businesses to implement telecommuting, hybrid, and alternative work schedules that allow employees to utilize remote work options while reducing vehicle-based commutes.	Submission of documents by participating businesses	Planning Division					