

**DRAFT Mitigation Monitoring and Reporting Program
for the
Brickyard Cove Project
CEQA Guidelines Section 15168 and Section 15183 Environmental
Checklist
City of Richmond, Contra Costa County, California**

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Report Date: January 13, 2023

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PREFACE

Consistent with Section 21081.6 of the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15097, the purpose of this Mitigation Monitoring and Reporting Program (MMRP) is to ensure the proposed project complies with relevant mitigation measures during project implementation.

The Draft CEQA Guidelines Sections 15168 and 15183 Environmental Checklist (Consistency Checklist) prepared for the proposed Brickyard Cove Project (proposed project) concluded that project implementation would not result in effects on the environment beyond those documented in the General Plan EIR. This MMRP documents how and when mitigation measures adopted by the lead agency in the General Plan EIR that are relevant to the proposed project will be implemented and confirms that potential environmental impacts are reduced to less than significant levels as identified in the Consistency Checklist.

This document does not discuss those subjects that the environmental analysis demonstrates would result in less than significant impacts and for which no mitigation was proposed or necessary. Nor does this MMRP include mitigation measures that are incorporated in the General Plan EIR but that are not specific or relevant to this proposed project.

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Table 1: Brickyard Cove Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
4.1 Aesthetics					
MM 3.15-1: As a condition of authorizing development within existing undeveloped areas or demolishing commercial or industrial structures that were built prior to 1950, the City shall require the applicant to provide photographs or another appropriate form of visual record of the project location's existing physical setting, and a photograph or another appropriate form of visual record of one or more public vistas of the project location (e.g., views from public parks or civic buildings). These visual records shall be submitted to the Planning Department or its designee for appropriate storage and retrieval for future studies of the City's evolving urban character.	Require and store visual records for retrieval for future studies	On-going	Planning and Building Services		
MM 3.15-2a: All street lighting shall be directed downward and shielded to prevent light spill onto surrounding properties, sky glow, and glare.	Street lighting shall be directed downward	During project design and development review	Planning and Building Services		
MM 3.15-2b: The City shall restrict the use of high-level outdoor lighting for new homes, particularly along the hillside ridges.	Restrict the use of high level outdoor lighting	During project design and development review	Planning and Building Services		
MM 3.15-2c: Landscaping shall be incorporated along internal roads and near off-site homes to reduce spill light emanating from vehicles and buildings.	Landscaping shall reduce spill light from vehicles and buildings	During project design and development review	Planning and Building Services		
MM 3.15-2d: The City shall require design review of any project containing reflective glass or metal building materials that exceed 50 percent of any building surface or the first three floors.	Require design review if reflective glass or metal	During project design and development review	Planning and Building Services		

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4.3 Air Quality					
MM 3.3-1c: Continue to expand the Bay Trail and other routes for bicycle and pedestrian travel.		During project design and development review	Planning and Building Services		
<p>MM 3.3-2a: Implement BAAQMD Best Management Practices During Construction</p> <p>All construction projects under the implementation of the General Plan shall incorporate the most recent Best Management Practices (BMPs) as required by the Bay Area Air Quality Management District (BAAQMD). Therefore, the BMPs, as recommended by the BAAQMD, shall be implemented during construction:</p> <ul style="list-style-type: none"> • All active construction areas shall be watered at least two times per day. • All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least three times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard. • 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. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. • 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. 	Incorporate the most recent BMP into construction plans	Prior to grading permit approval; On-going during grading and construction	Planning and Building Services/BAAQMD		

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<ul style="list-style-type: none"> • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage regarding idling restrictions shall be provided for construction workers at all access points. • 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. • The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The City of Richmond and the construction contractor shall take corrective action within 48 hours. The BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations. 					
<p>MM 3.3-2b: Future development under the proposed General Plan shall be subject to review to determine construction air quality impacts in accordance with CEQA Guidelines.</p>	<p>This Checklist provides the required analysis of construction air quality impacts.</p>	<p>Prior to approval of grading permit</p>	<p>Planning and Building Services</p>		
<p>MM 3.3-2c: The City of Richmond shall continue to require individual developers to implement applicable new stationary source control measures as proposed in the most recent CAP, while conforming with existing BAAQMD stationary source regulations and requirements and complying with BAAQMD rules and regulations regarding indirect sources.</p>	<p>Implement the most recent, applicable, stationary source control measures in the CAP and comply with BAAQMD stationary source requirements</p>	<p>On-going during grading and construction</p>	<p>Planning and Building Services/BAAQMD</p>		
<p>MM 3.3-3c: Proposed sensitive land uses including schools, daycare facilities, congregate care facilities, hospitals, or other places of long-term residency for people shall be sited:</p>	<p>Site project in compliance with City</p>	<p>Prior to approval of development application</p>	<p>Planning and Building Services</p>		

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<ul style="list-style-type: none"> • At least 500 feet from dry cleaners and film processing services that use Perchloroethylene. • At least 500 feet from auto body repair services. • At least 50 feet from existing gasoline dispensing stations with an annual throughput of less than 3.6million gallons and 300 feet from existing gasoline dispensing stations with an annual throughput at or above 3.6 million gallons. • At least 300 feet from existing land uses that use Methylene Chloride or other solvents identified as a TAC, including furniture manufacturing and repair services. • At least 1,000 feet from distribution centers with more than 100 trucks per day; more than 40 trucks with operating transport refrigeration units per day; or where transport refrigeration unit operations cumulatively exceed 300 hours per week. In addition, sensitive land uses should not be sited near facility entry and exit points. • At least 1,000 feet from major service and maintenance rail yards. • At least 1,000 feet from chrome plating facilities. • The City will support buffer zones between industrial areas and sensitive land uses, including port development. Avoid siting sensitive land uses immediately downwind (based on prevalent wind direction) from stationary TAC sources or primary loading areas located within the boundaries of existing port facilities. • The City will support buffer zones between industrial areas and sensitive land uses, including refinery development. Avoid siting sensitive land uses immediately downwind (based on prevalent wind direction) from stationary TAC sources located within the boundaries of petroleum refineries. 	siting standards for sensitive land uses				

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<p>MM 3.3-3d: The City of Richmond shall consult with the Bay Area Air Quality Management District (BAAQMD) to identify TAC sources and determine the need for and requirements of a Health Risk Assessment for proposed developments. As determined by the Health Risk Assessment prepared for the project based on BAAQMD cancer risk thresholds, the following requirement shall be implemented:</p> <p>During construction activities, all off-road equipment with engines greater than 50 horsepower shall meet either United States Environmental Protection Agency (EPA) or California Air Resources Board (ARB) Tier 4 Final off-road emission standards. The construction contractor shall maintain records concerning its efforts to comply with this requirement, including equipment lists. Off-road equipment descriptions and information may include but are not limited to equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number.</p>	Identify TAC sources and determine the need for a health risk assessment	During project design and development review	Planning and Building Services		
<p>4.4 Biological Resources</p> <p>The following implementation measures will ensure consistency with the MBTA and Fish and Game Code, as required by the General Plan, and will be required for the proposed project, and shall be implemented to ensure consistency with General Plan Policy CN 1.1:</p>					
<p>IM BIO-1a: A qualified botanist shall conduct protocol-level rare plant surveys to establish the presence/absence of rare plants within the project site. Rare plant surveys shall be conducted following the Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities. The results of the rare plant surveys shall be summarized in a rare plant report following the CDFW requirements defined in the protocol, and shall be submitted to the City, CDFW, and CNPS within 60 days after completion of the late-season survey.</p>	The completion of a protocol level rare plant survey by a qualified botanist, submittal of rare plant report	Within 60 days after completion of the late-season survey, prior to beginning ground disturbance and/or construction	Planning and Building Services, CDFW, and CNPS		

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<p>IM BIO-1b: If a special-status or rare plant species is found, the project proponent shall prepare and implement a compensatory mitigation plan submitted and approved by CDFW and CNPS to offset any losses at a minimum of 1:1 ratio.</p>	Preparation and implementation of a compensatory mitigation plan, if applicable	Prior to beginning ground disturbance and/or construction	CDFW and CNPS		
<p>IM BIO-2: If tree removal takes place during the overwintering season (generally November to February), pre-construction surveys for overwintering monarch butterfly shall be conducted monthly by a qualified Biologist during October and November. The methods and results shall be submitted to the City, CDFW, and USFWS. In case overwintering monarch butterflies are present, the project shall avoid all direct and indirect impacts, report presence to USFWS and CDFW, and follow all recommendations provided by USFWS and CDFW.</p>	Pre-construction surveys for overwintering monarch butterfly, if applicable, and submittal of survey results	Monthly during October and November, prior to beginning ground disturbance and/or construction	Planning and Building Services, CDFW, and CNPS		
<p>IM BIO-3: If any tree removal is necessary, then it shall occur outside the nesting season between September 1 through January 31, if feasible. If trees cannot be removed outside the nesting season, then pre-construction surveys shall be conducted no more than 7 days prior to tree removal to verify the absence of active nests if the removal of any trees is scheduled between February 1 and August 31.</p> <p>If a protected active nest is located during pre-construction surveys, construction activities shall be restricted as necessary to avoid disturbance and nest abandonment. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment) or alteration of the construction schedule.</p> <p>If the active nest belongs to State or federally listed species, then United States Fish and Wildlife Service (USFWS) and/or California Department of Fish and Wildlife (CDFW) (as</p>	<p>Pre-construction surveys, if applicable</p> <p>Notification of United States Fish and Wildlife Service (USFWS) and/or California Department of Fish and Wildlife and establishment of buffer around active nests by a qualified Biologist, if applicable</p>	<p>Prior to beginning ground disturbance and/or construction:</p> <p>Pre-construction surveys to be conducted no more than 7 days prior to tree removal</p> <p>If applicable, buffer around active nests will be maintained until nestlings have fledged</p>	Planning and Building Services, USFWS, CDFW		

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<p>appropriate) shall be notified regarding the status of the nest.</p> <p>A qualified Biologist shall determine an appropriately-sized buffer around the active nest depending on the species. The applicant shall implement the buffer using environmentally sensitive area fencing, pin flags, and or yellow caution tape. The buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently.</p>					
<p>IM BIO-4: A qualified Biologist shall conduct surveys for roosting bats during the appropriate time of day to maximize detectability to determine whether bat species are roosting near the work area no less than 7 days and no more than 14 days prior to beginning ground disturbance and/or construction. Survey methodology may include visual surveys of bats (e.g., observation of bats during foraging period), inspection for suitable habitat, bat sign (e.g., guano), or use of ultrasonic detectors (Anabat, etc.).</p> <p>Visual surveys will include trees within 500 feet of project construction activities, where accessible. Not more than two weeks prior to tree removal, the applicant shall ensure that a qualified Biologist (i.e., one familiar with the identification of bats and signs of bats) survey trees proposed for removal for the presence of roosting bats or evidence of bats. If no roosting bats or evidence of bats are found in the trees, demolition may proceed. If the Biologist determines or presumes bats are present, the Biologist shall exclude the bats from roosting cavities by installing one-way exclusion devices. After the bats vacate the cavity, the Biologist shall close off the cavity to prevent recolonization. Tree removal shall only commence after the Biologist verifies 7 to 10 days later that the exclusion methods have successfully prevented bats from returning. To avoid impacts on non-volant (i.e.,</p>	<p>Roosting bat surveys conducted by a qualified Biologist, submittal of survey results if applicable</p>	<p>No less than 7 days and no more than 14 days prior to beginning ground disturbance and/or construction</p>	<p>Planning and Building Services</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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nonflying) bats, the Biologist shall only conduct bat exclusion and eviction from May 1 through October 1. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young).					
IM BIO-5: The applicant shall implement the General Plan EIR requirements related to sensitive communities, including coordination with CDFW and East Bay Parks to ensure that impacts on these resources are mitigated to a less than significant level. If CDFW is unable respond to a request for coordination, the project applicant shall compensate for the loss of 0.37 acre of toyon woodland at a minimum 1:1 ratio by establishing and maintaining a minimum of 0.37 acre of toyon woodland within the Pt. Richmond watershed area; or alternatively, contribute to a similarly valuable native plant restoration project at Miller/Knox Shoreline Park as determined by East Bay Parks.	Coordination with CDFW and East Bay Parks, or establishment 0.37 acre of toyon woodland within the Pt. Richmond watershed area, or contribution of native plant restoration project at Miller/Knox Shoreline Park, if applicable	Prior to issuance of grading permit	Planning and Building Services, CDFW and East Bay Parks		
IM BIO-6: The applicant shall have a qualified Biologist continue to monitor the on-site depression throughout the 2022/2023 rainy season. If a qualified Biologist finds that the on-site depression has sufficient characteristics to potentially be a jurisdictional wetland, the project applicant shall obtain jurisdictional determinations from the USACE and RWQCB regarding the extent of jurisdictional waters of the United States and/or State on the project site. Following the jurisdictional determination, the project proponent shall obtain all required Clean Water Act and/or Porter-Cologne Water Quality Control Act permits if jurisdictional waters or wetlands are proposed to be impacted.	Acquired applicable jurisdictional determinations and permits	Prior to beginning ground disturbance and/or construction	Planning and Building Services, USACE and RWQCB		
4.5 Cultural and Tribal Cultural Resources					
MM 3.5-1: Future projects shall implement the City's Historic Structures Code to minimize impacts on historical resources	Investigate historical resources before	Prior to approval of application for	Planning and Building Services		

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by requiring thorough scrutiny for compliance with applicable legal requirements, including but not limited to compliance with the General Plan's historic resource protection policies, and compliance with State and federal historic resource protection laws, before any resource may be demolished and ensuring that alteration conforms to the Secretary of the Interior's Standards for the Treatment of Historic Properties.	demolition and ensure that alteration conforms to the Secretary of the Interior's Standards for the Treatment of Historic Properties and complies with General Plan policies and state and federal historic resource protection laws.	demolition or alteration			
MM 3.5-2a: The City shall require that impacts on unique archaeological resources be mitigated to a less than significant level through methods identified in Public Resources Section 21083.2, including planning construction to avoid archaeological sites, deeding archaeological sites into permanent conservation easements, capping or covering archaeological sites with a layer of soil before building on the sites, or planning parks, greenspace, or other open space to incorporate archaeological sites.	Comply with mitigation requirements regarding consultation and subsequent actions if archaeological resources are encountered.	Prior to grading activities and ongoing during construction	Planning and Building Services		
MM 3.5-2b: The City shall require new development within the City to evaluate the potential for impacts on human remains. The City shall require that the treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and federal laws, including notification of the County Coroner and, in the event of the Coroner's determination that the human remains are Native American remains, notification of the Native American Heritage Commission (NAHC).	Comply with mitigation requirements regarding consultation and subsequent actions if human remains are encountered	Prior to grading activities and ongoing during construction	Planning and Building Services		
The following uniformly applied measures ensure compliance with the Final General Plan EIR MMs described above and are included as implementation measures (IM) for the proposed project and shall be implemented in compliance with the General Plan.					
The following IM implements adopted Final General Plan EIR MM 3.5-2a:					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>IM CUL-1: An Archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology should conduct a pedestrian survey following removal of asphalt and building demolition at the site, and prior to trenching and grading. This may be followed by regular periodic or “spot-check” archaeological monitoring as determined by the Archaeologist. In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers should avoid altering the materials until an archaeologist who meets the Secretary of Interior’s Professional Qualification Standards for archaeology has evaluated the find. The project applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The qualified archaeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources include, but are not limited to, stone, bone, glass, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project site shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and will be submitted to the City of Richmond, the Northwest Information Center (NWIC), and the California Office of Historic Preservation (OHP), as required.</p>	<p>Archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology should conduct a pedestrian survey, followed by regular periodic or “spot-check” archaeological monitoring as determined by the Archaeologist. Comply with mitigation requirements regarding consultation and subsequent actions if archaeological resources are encountered.</p>	<p>Following removal of asphalt and building demolition at the site, and prior to trenching and grading</p>	<p>Planning and Building Services</p>		
<p>The following IM implements adopted Final General Plan EIR MM 3.5-2b:</p>					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>IM CUL-2: In the event of an accidental discovery or recognition of any human remains, Public Resource Code Section 5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> 1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the Contra Costa County Coroner is contacted to determine whether the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resource Code Section 5097.98, or 2. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project area in a location not subject to further subsurface disturbance: <ul style="list-style-type: none"> • The NAHC is unable to identify a most likely descendant, or the most likely descendant failed to make a recommendation within 48 hours after being notified by the commission; 	<p>Comply with mitigation requirements regarding consultation and subsequent actions if human remains are encountered</p>	<p>During grading activities and ongoing during construction</p>	<p>County Coroner, Planning and Building Services</p>		

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<ul style="list-style-type: none"> The descendant identified fails to make a recommendation; or The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the NAHC fails to provide measures acceptable to the landowner. 					
4.6 Energy					
MM 3.6-1a: All construction projects shall incorporate the most recent Best Management Practices for Greenhouse Gas Emissions as indicated by the BAAQMD.	Incorporate the most recent BMP	On-going during grading and construction	Planning and Building Services		
<p>MM 3.6-1b: All new development and all retrofits of single-family developments, multi-family developments of over 10 units, and all commercial/industrial remodels of over 10,000 square feet shall be required to exceed Title 24 standards by 20 percent by 2020 and 30 percent by 2030. This mitigation measure enhances General Plan Action EC3.C. Measures to reduce emissions can include, but are not limited to:</p> <ul style="list-style-type: none"> Install energy efficient appliances, including air conditioning and heating units, dishwashers, water heaters, etc.; Install solar water heaters; Install top quality windows and insulation; Install energy efficient lighting; Optimize conditions for natural heating, cooling and lighting by building siting and orientation; Use features that incorporate natural ventilation; Install light-colored "cool" pavements, and strategically located shade trees along all bicycle and pedestrian routes; and o Incorporate skylights, reflective surfaces, and natural shading in buildings design and layouts; Replace inefficient air conditioning and heating units with new energy efficient models; 	New development and all retrofits shall be required to exceed Title 24 standards by 20 percent by 2020 and 30 percent by 2030	During project design and development review	Planning and Building Services		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<ul style="list-style-type: none"> • Replace older, inefficient appliances with new energy efficient models; • Replace old windows and insulation with top-quality windows and insulation; • Replace inefficient and incandescent lighting with energy efficient lighting; and • Weatherize existing buildings to increase energy efficiency. 					
<p>MM 3.6-1c: Require all new City-owned and operated facilities and 50 percent of all new development to generate at least 10 percent of their energy use from renewable sources. Enhances General Plan Action EC3.B.</p>	Require facilities to generate at least 10 percent of energy use from renewable sources	During project design and development review	Planning and Building Services		
<p>MM 3.6-1i: Implement Citywide car and bicycle sharing programs. Collaborate with service providers to identify potential sites for locating carshares.</p>	Implement Citywide car and bicycle sharing programs	On-going	Planning and Building Services		
<p>MM 3.6-1j: Require new local serving mixed-use in residential areas to provide needed services and amenities close to where people live and work. Require new development and redevelopment projects to provide community amenities and uses that serve priority community needs. Enhances General Plan Policy EC4.1 and General Plan Actions EC4.A, EC4.B, and EC4.D.</p>	Include new local-serving mixed-use as part of development in residential areas	During project design and development review	Planning and Building Services		
<p>MM 3.6-1k: Require mixed-use development along transit-oriented corridors that attracts people and facilitates activity throughout the day. Prohibit isolated or gated communities in order to improve physical connectivity throughout the City, and remove barriers in existing gated areas. Maintain streets to ensure that neighborhoods and streets are safe and well used. Enhances General Plan Policy EC4.2 and Actions EC2.C, EC2.E, EC2.G, EC4.A, EC4.B, EC4.C and EC4.E</p>	Include mixed-use as part of development along transit-oriented corridors	During project design and development review	Planning and Building Services		
<p>MM 3.6-1m: All new street lighting and all remodeled or replaced street lighting shall consist of high-efficiency lamps</p>	Use high-efficiency lamps for street lighting	On-going	Engineering Services Department/		

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that reduce energy consumption by a minimum of 16 percent.			Planning and Building Services/City Manager's Office		
MM 3.6-1n: All new traffic lights and all replaced traffic lights shall consist of LED lights. This high-efficiency lighting would reduce emissions from traffic lights by 90 percent.	Use LED technology for new traffic light	On-going	Engineering Services Department/ Planning and Building Services/City Manager's Office		
MM 3.6-1o: Require new development to incorporate water-saving measures demonstrating a minimum reduction of 20 percent in water use over a similar project completed within the previous five years. This measure enhances General Plan Action EC3.F. This measure would be enhanced by General Plan Action EC3.G.	Incorporate water-saving measures in new development	During project design and development review	Engineering Services Department/ Planning and Building Services		
The following uniformly applied measure ensures compliance with the City's Energy Reach Code and is included as a Condition of Approval (COA)					
COA ENER-1: In accordance with Richmond Municipal Code Section 9.64.040 Prohibition of Natural Gas Infrastructure in Newly Constructed Buildings, the proposed project shall not incorporate the use of natural gas and shall, at a minimum have sufficient electric capacity, wiring and conduit to facilitate future full building electrification.	The use of electricity as the sole fuel source and the inclusion of solar panels	During project design and development review	Planning and Building Services		
4.6 Greenhouse Gas Emissions					
MM 3.6-1a: All construction projects shall incorporate the most recent Best Management Practices for Greenhouse Gas Emissions as indicated by the BAAQMD.	Incorporate the most recent BMP	On-going during grading and construction	Planning and Building Services		
MM 3.6-1b: All new development and all retrofits of single-family developments, multi-family developments of over 10 units, and all commercial/industrial remodels of over 10,000	New development and all retrofits shall be required to exceed Title	During project design and	Planning and Building Services		

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square feet shall be required to exceed [2010] Title 24 standards by 20 percent by 2020 and 30 percent by 2030. This mitigation measure enhances General Plan Action EC3.C.	24 standards by 20 percent by 2020 and 30 percent by 2030	development review			
<p>MM 3.6-1c: Require all new City-owned and operated facilities and 50 percent of all new development to generate at least 10 percent of their energy use from renewable sources. Enhances General Plan Action EC3.B. Measures to reduce emissions can include but are not limited to:</p> <ul style="list-style-type: none"> • Install energy efficient appliances, including air conditioning and heating units, dishwashers, water heaters, etc.; • Install solar water heaters; • Install top quality windows and insulation; • Install energy efficient lighting; • Optimize conditions for natural heating, cooling and lighting by building siting and orientation; • Use features that incorporate natural ventilation; • Install light-colored "cool" pavements, and strategically located shade trees along all bicycle and pedestrian routes; • Incorporate skylights, reflective surfaces, and natural shading in buildings design and layouts; • Replace inefficient air conditioning and heating units with new energy efficient models; • Replace older, inefficient appliances with new energy efficient models; • Replace old windows and insulation with top quality windows and insulation; • Replace inefficient and incandescent lighting with energy efficient lighting; and • Weatherize existing buildings to increase energy efficiency. 	Require facilities to generate at least 10 percent of energy use from renewable sources	During project design and development review	Planning and Building Services		
MM 3.6-1d: All new commercial and multi-family developments installing boilers shall be required to install energy efficient boilers such that they achieve a minimum 4.5	Developments installing boilers shall be required	During project design and	Planning and Building Services		

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percent reduction in energy usage. The same reductions shall be required of all remodeled multi-family developments of over 10 units and all commercial/industrial remodels of over 10,000 square feet.	to install energy efficient boilers	development review			
MM 3.6-1e: Develop improved waste reduction and expanded recycling programs such that a 75 percent diversion rate is achieved by 2020 and an 85 percent diversion rate is achieved by 2030 for all non-construction waste streams. Potential measures could include: providing recycling containers in parks and public spaces; establishing computer reuse and recycling programs; enhancing recycling and green waste services for all residents; and providing locations for household hazardous wastes to be recycled. Enhances General Plan Actions EC3.D.	Develop improved waste reduction and expanded recycling programs	Within two years of the adoption of the General Plan	City Manager's Office		
MM 3.6-1f: Develop a program that requires all construction and demolition activities to evaluate energy use and waste and to reduce or mitigate construction-related impacts by 75 percent. Enhances General Plan Actions EC3.E.	Require construction and demolition activities to evaluate energy use and waste	Within two years of adoption of the General Plan	City Manager's Office		
MM 3.6-1i: Implement Citywide car and bicycle sharing programs. Collaborate with service providers to identify potential sites for locating carshares.	Implement Citywide car and bicycle sharing programs	On-going	Planning and Building Services		
MM 3.6-1j: Require new local serving mixed-use in residential areas to provide needed services and amenities close to where people live and work. Require new development and redevelopment projects to provide community amenities and uses that serve priority community needs. Enhances General Plan Policy EC4.1 and General Plan Actions EC4.A, EC4.B, and EC4.D.	Include new local-serving mixed-use as part of development in residential areas	During project design and development review	Planning and Building Services		
MM 3.6-1k: Require mixed-use development along transit-oriented corridors that attracts people and facilitates activity throughout the day. Prohibit isolated or gated communities in order to improve physical connectivity throughout the City,	Include mixed-use as part of development along transit-oriented corridors	During project design and development review	Planning and Building Services		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
and remove barriers in existing gated areas. Maintain streets to ensure that neighborhoods and streets are safe and well used. Enhances General Plan Policy EC4.2 and Actions EC2.C, EC2.E, EC2.G, EC4.A, EC4.B, EC4.C and EC4.E					
MM 3.6-1m: All new street lighting and all remodeled or replaced street lighting shall consist of high-efficiency lamps that reduce energy consumption by a minimum of 16 percent	Use high-efficiency lamps for street lighting	On-going	Engineering Services Department/ Planning and Building Services/City Manager's Office		
MM 3.6-1n: All new traffic lights and all replaced traffic lights shall consist of LED lights. This high-efficiency lighting would reduce emissions from traffic lights by 90 percent.	Use LED technology for new traffic light	On-going	Engineering Services Department/ Planning and Building Services/City Manager's Office		
MM 3.6-1o: Require new development to incorporate water-saving measures demonstrating a minimum reduction of 20 percent in water use over a similar project completed within the previous five years. This measure enhances General Plan Action EC3.F. This measure would be enhanced by General Plan Action EC3.G.	Incorporate water-saving measures in new development	During project design and development review	Engineering Services Department/ Planning and Building Services/City Manager's Office		
4.9 Hazards and Hazardous Materials					
MM 3.14-6: The City will continue to support coordination among its departments and other agencies in planning for emergency access and response routes, and will periodically review and as appropriate update its emergency access and response route planning.	Continue to implement effective planning and procedures	On-going	City Manager's Office/Planning and Building Services		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
4.13 Noise					
<p>MM 3.10-1: Future projects shall incorporate project-specific mitigation measures to reduce the impact of construction noise.</p> <p>a.) As part of its discretionary approval and environmental review process for future projects, the City will require a noise and vibration construction activity minimization and mitigation plan for any multi-story development project located within a residential neighborhood, or located adjacent to a residence, school, or hospital or other sensitive receptor. The plan must address high-noise or vibration construction activities such as pile driving, and must address outdoor construction activities occurring outside normal weekday business hours. The plan must also address construction-related noise and vibration from current and concurrently with project-related construction activities to address potential cumulative noise and vibration impacts. Excessive noise and vibration impacts from such construction-related activities (defined as noise and vibration impacts that would not occur from similar construction-related activities) shall be avoided or minimized to the extent feasible, and high-noise or vibration construction activities shall not occur during evenings or weekends adjacent to occupied residential units.</p> <p>b.) The City will compile and periodically update Best Management Practices ("BMPs") for minimizing and mitigating noise and vibration impacts from construction activities, for use as appropriate in noise and vibration plans required under MM 3.10-2(a) above.</p> <p>c.) The City will consider and may adopt appropriate modifications to the Noise Ordinance to establish criteria for construction-related noise and vibration impacts during daytime weekday hours, and will consider and</p>	Incorporation of mitigation measures into construction plan	During project design and development review, prior to issuance of building permits.	Planning and Building Services		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>include feasible conditions in building, demolition, and grading permits to avoid or minimize excessive noise and vibration from construction activities.</p> <p>d.) This mitigation measure does not eliminate or supersede any other applicable legal requirement, including but not limited to the Noise Ordinance included in the Municipal Code.</p> <p>This plan shall outline the project’s required compliance with General Plan Action SN4.E which requires preparation of construction traffic plans that mitigate noise, traffic, and dust during construction. This plan shall also outline the project’s required compliance with Article 15.04.605.060 of the Municipal Code which limits general construction activities to weekdays from 7:00 a.m. to 6:00 p.m., and limits pile driving and similar loud equipment activity to weekdays from 8:00 a.m. to 5:00 p.m.</p>					
<p>The following uniformly applied measure ensures compliance with the adopted Final General Plan EIR mitigation measure described above and is included as an implementation measure for the proposed project, and shall be implemented in compliance with the General Plan:</p>					
<p>IM NOI-1: In compliance with adopted General Plan EIR MM 3.10-1, the following project-specific construction noise minimization and mitigation plan shall be implemented during all phases of construction where off-road construction equipment would be operating on the project site. In addition, all of the following measures shall be printed on the project construction documents prior to issuance of building permits.</p> <p>a.) All equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.</p> <p>b.) The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists.</p>	<p>Implementation of noise minimization and mitigation plan, incorporation of mitigation measures into construction plan</p>	<p>During project design and development review, prior to issuance of building permits.</p>	<p>Planning and Building Services</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>c.) At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences.</p> <p>d.) Unnecessary idling of internal combustion engines shall be prohibited.</p> <p>e.) Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.</p> <p>f.) The required construction-related noise mitigation plan shall also specify that haul truck deliveries are subject to the same hours specified for construction equipment.</p> <p>g.) Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.</p> <p>h.) The construction contractor shall designate a “noise disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.</p> <p>i.) Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m. on weekdays. No noise-generating construction shall occur on weekends or City holidays.</p> <p>j.) No impact pile driving shall be permitted.</p>					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
4.17 Transportation					
MM 3.14-1: Future projects shall incorporate project-specific mitigation measures to reduce traffic impacts.	Comply with project-specific mitigation measures to reduce traffic impacts	During project design and development review	Planning and Building Services		
MM 3.14-3: The City shall continue to cooperate and coordinate with transit agencies and work with the community to promote and advocate for improved transit services and increased transit capacity to meet anticipated General Plan implementation and cumulative impacts for transit service, and seek grant funding opportunities to supplement available transit service.	Cooperate and coordinate with transit agencies; work with the community	On-going	City Manager's Office/Planning and Building Services		
MM 3.14-6: The City will continue to support coordination among its departments and other agencies in planning for emergency access and response routes, and will periodically review and as appropriate update its emergency access and response route planning.	Continue to implement effective planning and procedures	On-going	City Manager's Office/Planning and Building Services		
4.19 Wildfire					
MM 3.14-6: The City will continue to support coordination among its departments and other agencies in planning for emergency access and response routes, and will periodically review and as appropriate update its emergency access and response route planning.	Continue to implement effective planning and procedures	On-going	City Manager's Office/Planning and Building Services		
4.20 Mandatory Findings of Significance					
<p>Implement the following Final General Plan EIR Mitigation Measures: MM 3.15-1, MM 3.15-2a, MM 3.15-2b, MM 3.15-2c, MM 3.15-2d, MM 3.3-1c, MM 3.3-2a, MM 3.3-2c, MM 3.3-3c, MM 3.3-3d, MM 3.5-1, MM 3.5-2a, MM 3.5-2b, MM 3.6-1a, MM 3.6-1b, MM 3.6-1c, MM 3.6-1d, MM 3.6-1e, MM 3.6-1i, MM 3.6-1j, MM 3.6-1k, MM 3.6-1m, MM 3.6-1n, MM 3.6-1o, MM 3.10-1, MM 3.14-1.</p> <p>Implement the following project-specific Implementation Measures and Conditions of Approval: IM AIR-1, IM BIO-1a, IM BIO-1b, IM BIO-2, IM BIO-3, IM BIO-4, IM BIO-5, IM BIO-6; IM CUL-1, IM CUL-2; COA ENER-1; and IM NOI-1.</p>					

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