

Mitigation Measure	Implementation Actions	Monitoring / Reporting Responsibility	Timing Requirements	Reporting Requirements & Verification of Compliance
Biological Resources				
<p>MITIGATION 4.3-2: Revise Downtown Plan to include standard for design guidance for bird-safe structures along the San Lorenzo River, including:</p> <ul style="list-style-type: none"> Minimize the overall amount of glass on building exteriors facing the San Lorenzo River. Avoid mirrors and large areas of reflective glass. Avoid transparent glass skyways, walkways, or entryways, free-standing glass walls, and transparent building corners. Utilize glass/window treatments that create a visual signal or barrier to help alert birds to presence of glass. Avoid funneling open space to a building façade. Strategically place landscaping to reduce reflection and views of foliage inside or through glass. Avoid up-lighting and spotlights. Turn non-emergency lighting off (such as by automatic shutoff), or shield it, at night to minimize light from buildings that is visible to birds, especially during bird migration season (February-May and August-November). 	<ul style="list-style-type: none"> Implementation actions are specified in measure. 	<ul style="list-style-type: none"> City Planning and Community Development Department staff is responsible for drafting a new design standard for inclusion in the Downtown Plan. 	<ul style="list-style-type: none"> Prior to Planning Commission action on the Downtown Plan Amendments. 	

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MITIGATION 4.3-3: Require that a pre-construction nesting survey be conducted by a qualified wildlife biologist if construction, including tree removal, adjacent to the San Lorenzo River is scheduled to begin between March and late July to determine if nesting birds are in the vicinity of the construction sites. If nesting raptors or other nesting species protected under the MBTA are found, construction may need to be delayed until late-August or after the wildlife biologist has determined the nest is no longer in use or unless a suitable construction buffer zone can be identified by the biologist. (Citywide Creeks and Wetlands Management Plan Standard 12).	<ul style="list-style-type: none"> Implementation actions are outlined in the mitigation measure. 	<ul style="list-style-type: none"> City Planning and Community Development Department staff is responsible for drafting a new development guideline for developments along the San Lorenzo River portion of the project area. 	<ul style="list-style-type: none"> Prior to Planning Commission action on the Downtown Plan Amendments. 	
Noise				
MITIGATION NOISE-1: Require preparation and implementation of acoustical studies for future residential development along Front Street to specify building design features that meet state interior sound levels.	<ul style="list-style-type: none"> Implementation actions are outlined in the mitigation measure. 	<ul style="list-style-type: none"> City Planning and Community Development Department staff is responsible for requiring acoustical studies as part of future development applications and consistent with California Building Code and City Zoning Code requirements. 	<ul style="list-style-type: none"> As part of future environmental and project review for submitted development applications. 	

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Cumulative Traffic Impacts				
MITIGATION 5-1: Require future development projects within the downtown area to contribute fair-share payments for improvements at the following intersections: Front/Soquel (signal timing and lane modifications); Front/Laurel (westbound lane addition and north and south right-turn overlap); and Pacific/Laurel (southbound left-turn lane addition).	<ul style="list-style-type: none"> Implementation actions are specified in measure. 	<ul style="list-style-type: none"> The City Public Works Department is responsible for establishing and/or updating fair-share program as needed to include the affected intersections within 12 months of this project approval to include total improvement costs and fee per residential and commercial trips generated by future individual projects. 	Prior to approval of development within the area shown on Figure 2-1 in the EIR (DEIR volume).	