



ATTACHMENT

8

MITIGATION MONITORING
AND ENFORCEMENT
PROGRAM

MITIGATION MONITORING AND ENFORCEMENT PROGRAM¹

Mitigation Measure	Implementation Timing	Party Responsible	Compliance Verification Mechanism	Reference
DOYLE DRIVE EIS/R MITIGATION COMMITMENTS				
Cultural Resources				
Rehabilitate buildings and restore cultural landscape features consistent with applicable treatment plans and guidelines to avoid an adverse effect to the National Historic Landmark District.	Design, pre-construction and construction	Presidio Parkway Project Proponent	Built Environment Treatment Plan	<ul style="list-style-type: none"> • Doyle Drive Programmatic Agreement • Doyle Drive EIS/R • Doyle Drive ROD
Archaeological Resources				
Follow protocols for archaeological monitoring and for the treatment of archaeological resources and collections management and curation of recovered materials.	Construction and post-construction	Presidio Parkway Project Proponent	Archaeological Treatment Plan	<ul style="list-style-type: none"> • Doyle Drive Programmatic Agreement • Doyle Drive EIS/R • Doyle Drive ROD
Visual Resources				
Re-vegetate all disturbed areas as soon as practicable with native or appropriate ornamental vegetation. Complete revegetation and restoration in accordance with the Vegetation Management Plan and standard Trust restoration practices. Include replacing plants, maintaining erosion control materials and irrigation systems, controlling weeds, and removing trash and other debris in vegetation maintenance. Check plants for disease and pests.	Construction and post-construction	Presidio Parkway Project Proponent	Vegetation Restoration Plan	<ul style="list-style-type: none"> • Doyle Drive EIS/R • Doyle Drive ROD

8-1

¹ These mitigation measures were established in the Presidio Tunnel Tops Environmental Assessment (EA) or during its review and will be adopted and implemented by the Trust as part of the decision. Refer to Section 4 (Environmental Consequences) of the EA for a background discussion of the mitigation measures.

Mitigation Measure	Implementation Timing	Party Responsible	Compliance Verification Mechanism	Reference
Biological Resources				
Restore vegetation removed as a result of project construction activities in accordance with the Vegetation Management Plan and standard Trust restoration practices and manage the revegetated areas.	Construction and post- construction	Presidio Parkway Project Proponent	Vegetation Restoration Plan	• Doyle Drive ROD
Avoid the use of species listed as noxious weeds for erosion control and landscaping. Take precautions including: inspecting and cleaning construction equipment; implementing eradication strategies should an invasion occur; and discouraging colonization of invasive, non-native species by stabilizing disturbed soil areas affected by construction areas as soon as they are completed.	Construction	Presidio Parkway Project Proponent	<ul style="list-style-type: none"> • Trust plant lists for landscaped areas • Vegetation Management Plan 	<ul style="list-style-type: none"> • Doyle Drive EIS/R • Doyle Drive ROD
Water Resources				
Implement Stormwater Pollution Prevention Plans (SWPPPs) and follow Best Management Practices (BMPs) to reduce pollutants in stormwater discharges and potential for erosion and sedimentation during construction. Control measures could include construction of detention structures, installation of siltation fencing, appropriate grading practices, dust control, soil stabilization and temporary seeding.	Design, pre-construction and construction	Presidio Parkway Project Proponent	SWPPPs	<ul style="list-style-type: none"> • Doyle Drive EIS/R • Doyle Drive ROD
Incorporate flood protection features into project plans in low-lying portions of the project site that may be subject to rare flooding events.	Design	Presidio Parkway Project Proponent	Project plans	• Doyle Drive ROD
Incorporate measures into project plans to preserve surface and near-surface hydrology based on results of a hydrologic investigation.	Design and pre-construction	Presidio Parkway Project Proponent	Project plans	• Doyle Drive ROD

Mitigation Measure	Implementation Timing	Party Responsible	Compliance Verification Mechanism	Reference
Utilities				
Relocate all utilities affected by the Presidio Parkway project to provide the same level of service as the existing systems. Coordinate with the various utility providers regarding temporary and permanent utility relocations to minimize potential disruption of utility service during project construction.	Design and pre-construction	Presidio Parkway Project Proponent / Utility providers	Utility relocation plans	<ul style="list-style-type: none"> • Doyle Drive EIS/R • Doyle Drive ROD
Hazardous Substances				
Incorporate Trust Land Use Controls and other applicable Trust protocols for construction at and near hazardous materials sites. If project construction will affect areas under active regulatory oversight, ensure measures are compatible with ongoing remedial efforts.	Construction	Presidio Parkway Project Proponent	<ul style="list-style-type: none"> • Site Management Program / Contingency Plan • Regulatory agency approval 	<ul style="list-style-type: none"> • Doyle Drive EIS/R
Air Quality				
Mitigate potential nuisance-type impacts by implementing BAAQMD's basic dust control procedures, and maintain project construction-related impacts at acceptable levels.	Construction	Contractors	BAAQMD Guidelines	<ul style="list-style-type: none"> • Doyle Drive EIS/R • Doyle Drive ROD
Use control technologies on construction equipment to reduce PM and NOx emissions.	Construction	Contractors	EPA Tier 4 Emission Standards	<ul style="list-style-type: none"> • Doyle Drive EIS/R • Doyle Drive ROD
Noise				
Adhere to applicable noise control specifications and implement appropriate avoidance and noise reduction measures to limit the temporary noise increase resulting from construction noise impacts.	Construction	Presidio Parkway Project Proponent	<ul style="list-style-type: none"> • San Francisco Police Code • Article 29: Regulation of Noisex • Guidelines for Noise Control Ordinance Monitoring and Enforcement 	<ul style="list-style-type: none"> • Doyle Drive EIS/R • Doyle Drive ROD

Mitigation Measure	Implementation Timing	Party Responsible	Compliance Verification Mechanism	Reference
PTMP ROD & MAIN POST UPDATE ROD MITIGATION COMMITMENTS				
Transportation				
Signalize the Lincoln Boulevard/Girard Road intersection.	After implementing additional TDM measures and prior to the intersection operations deteriorating to LOS E or F	Trust	<ul style="list-style-type: none"> • Periodic monitoring of Intersection LOS • Implementation of intersection improvements 	<ul style="list-style-type: none"> • PTMP ROD • Main Post Update ROD
Signalize the Lincoln Boulevard/Halleck Street intersection.	After implementing additional TDM measures and prior to the intersection operations deteriorating to LOS E or F	Trust	<ul style="list-style-type: none"> • Periodic monitoring of Intersection LOS • Implementation of intersection improvements 	Main Post Update ROD
Provide bicycle and pedestrian amenities such as shelters, benches, water fountains, secure bicycle racks, route lighting and other facilities to encourage travel by foot and bicycle.	Ongoing	Trust	Trails and Bikeways Master Plan	PTMP ROD
Encourage Muni to increase frequency of service on existing Muni lines as warranted. ²	Ongoing	Trust / Muni	Implementation of Muni Forward capital projects and service improvements	PTMP ROD

8-4

² Increased frequency on existing Muni lines with or without any extensions of these lines will increase the transit peak hour capacity, and consequently reduce passenger load factors on these lines.

Mitigation Measure	Implementation Timing	Party Responsible	Compliance Verification Mechanism	Reference
Encourage the NPS to implement parking regulations, time limits, and/or parking fees in Area A (notably, Crissy Field) to reduce impacts of fee parking in Area B. Provide assistance to the NPS to ensure coordination and consistency of parking management within both Areas A and B. ³	Ongoing	Trust in coordination with NPS	Implementation of parking management program	PTMP ROD
Reduce automobile usage by all tenants, occupants and visitors. ⁴ If the Transportation Demand Management (TDM) performance standards as described in the PTMP are not being reached, implement more aggressive TDM strategies or intensify components of the existing TDM program such as requiring tenant participation in more TDM program elements, and more frequent and/or extensive shuttle service.	Ongoing	Trust	Periodic monitoring of TDM program	PTMP ROD
Discourage single-occupant automobile usage, encourage alternative modes of travel, and maximize use of available parking resources during park-sponsored activities and special events. Coordinate with the NPS and schedule special events that could result in overflow parking based on parking availability. Avoid scheduling events requiring large amounts of parking concurrently with other events or Presidio peak parking demand periods if combined parking demand would exceed the available supply. Provide special transit, taxi and bicycle services during their events to reduce expected parking demand and promote use of public transit, biking, walking and remote parking lots.	Prior to park-sponsored activities and special events	Trust in coordination with NPS and Event Sponsors	Implementation of parking management strategies	PTMP ROD

³ Should the NPS choose not to adopt or enforce this measure, or is otherwise opposed to it, implementation of parking management controls in Area B would affect parking for Crissy Field (Area A).

⁴ See Appendix D of the PTMP for full description.

Mitigation Measure	Implementation Timing	Party Responsible	Compliance Verification Mechanism	Reference
Identify capacity problems and potential improvements for Golden Gate Transit service at the Presidio, particularly for northbound Presidio-generated passengers during the PM peak hour.	Ongoing	Trust in coordination with Golden Gate Bridge, Highway and Transportation District	Monitoring of operations and passenger loads within the Presidio	PTMP ROD
Minimize construction-related traffic conflicts by providing information on construction phases and duration, scheduling, proposed haul routes, permit parking, staging area management, visitor safety, detour routes, and pedestrian movements on adjacent routes. Consider other individual projects in the Main Post as well as Presidio Parkway construction.	Pre-construction and construction	Contractors	Construction Traffic Management Plan	PTMP ROD
Biological Resources				
<p>Implement the following measures as warranted to protect wildlife and native plant communities:</p> <ul style="list-style-type: none"> • Schedule heavy equipment use, to the greatest extent feasible, to avoid areas where soils are wet and prone to compaction; • Implement non-native wildlife control measures; • Provide signage and/or other educational devices to encourage voluntary compliance with protection measures; • Prevent unnecessary vehicular and human intrusion and use into native and sensitive habitat communities from adjacent construction, demolition and intensive special events and recreation activities; • Prohibit the use of erosion control measures and mulches that contain non-native plant seeds; • Limit the use of fertilizers and herbicides in areas adjacent to, or up-gradient from sensitive biologic resources; and • Prepare interpretive materials and signage in areas of increased use adjacent to natural habitat areas and sensitive native plant communities. 	Construction and post-Construction	Trust / Contractors	Natural Resources program	PTMP ROD

8-6

Mitigation Measure	Implementation Timing	Party Responsible	Compliance Verification Mechanism	Reference
<p>Implement the following measures to reduce the effects on wildlife and wildlife habitat:</p> <ul style="list-style-type: none"> • Conduct a site visit by a qualified wildlife biologist to assess the potential for any sensitive wildlife species, including bats, or their habitat to occur on or adjacent to the project site. If sensitive animal species are found, redesign project or modify timeline in accordance with the biologist’s recommendations to avoid impacts. If avoidance is not feasible, develop species-specific and site-specific mitigation plans and pursue regulatory agency consultation (if needed) to mitigate direct take and replace habitat for the affected species; and • Follow the park guidelines for protection of nesting birds for any vegetation removal. This includes guidelines on timing of vegetation and removal. 	Pre-construction and construction	Trust / Contractors	Natural Resources program	PTMP ROD
Visitation				
Ensure that park resources are protected during special events.	Prior to park-sponsored activities and special events	Trust in coordination with event sponsors	Permit conditions as appropriate	PTMP ROD
Cultural Resources				
Ensure that new designs are compatible with adjacent historic features and preserve or enhance historic views.	Design	Trust	-Cultural Landscape Report -Applicable guidelines	PTMP ROD
Water Resources				
Implement Best Management Practices (BMPs) that encourage water conservation. Given the evolutionary nature of water conservation measures, make provisions for the removal or addition of BMPs as the technical and economic reasonableness of measures are determined.	Design, pre-construction, and construction	Contractors	Stormwater Management Plan	PTMP ROD

8-7

Mitigation Measure	Implementation Timing	Party Responsible	Compliance Verification Mechanism	Reference
PRESIDIO TUNNEL TOPS EA MITIGATION COMMITMENTS				
Transportation				
Make the Mason Street/Halleck Street intersection side-street stop-controlled. ⁵	After implementing any additional TDM measures to address other study intersections	Trust	<ul style="list-style-type: none"> • Periodic monitoring of intersection LOS • Implementation of intersection improvements 	Presidio Tunnel Tops EA
Visitation				
Limit special event capacity to avoid overcrowded conditions and to protect resources, and ensure that supportable capacity levels for special events will not be exceeded.	Prior to park-sponsored activities and special events	Trust in coordination with event sponsors	Permit conditions as appropriate	Presidio Tunnel Tops EA
Coordinate management actions and protection measures in Area B with the NPS to control visitation.	Prior to park-sponsored activities and special events	Trust in coordination with event sponsors	Permit conditions as appropriate	Presidio Tunnel Tops EA
Cultural Resources				
The Trust will ensure that new designs are compatible with adjacent historic features and preserve or enhance historic views.	Design	Trust	Conditional Finding of No Adverse Effect Letter	Presidio Tunnel Tops Finding of Effect
Light and Glare				
Implement best management practices for outdoor lighting, including use of backlight, uplight and glare (BUG) ratings, and photometric analyses to avoid light pollution.	Design	Trust	Trust standard measures for lighting	Presidio Tunnel Tops EA
Biological Resources				
Pursue most practicable bird-safe construction practices for new buildings to reduce potential effects related to bird strikes and minimize the potential for adverse nighttime lighting effects on local or migratory wildlife.	Design	Trust	SF standards and guidelines for bird-safe buildings	Presidio Tunnel Tops EA

⁵ Removing stop control on the Mason Street approaches and making the intersection a side street stop-controlled intersection would improve the operation for the Mason Street approaches, but delay would increase for the Halleck Street approach. Removing stop control on the Mason Street approaches would also negatively affect the pedestrian crossing at this intersection.

Mitigation Measure	Implementation Timing	Party Responsible	Compliance Verification Mechanism	Reference
Use best practices to prevent the introduction and spread of pathogens and invasive plants.	Construction and post-construction	Trust / Contractors	Presidio Phytophthora Management Recommendations	Presidio Tunnel Tops EA
Water Resources				
Implement water management practices and water waste prevention for landscapes to promote the conservation and efficient use of water and prevent waste of this valuable resource.	Design, pre-construction, construction and post-construction	Trust	<ul style="list-style-type: none"> • Irrigation guidelines • California Model Water Efficient Landscape Ordinance 	Presidio Tunnel Tops EA
Environmental Sustainability and Climate Preparedness				
Adopt site-specific strategies identified in the EA to make the new parklands a model of sound environmental stewardship and resilient in the face of climatic extreme.	Design, pre-construction and construction	Trust	Climate Action Agenda	Presidio Tunnel Tops EA