

**October 10, 2018**

**SB 343**

Senate Bill 343 mandates supplemental materials that have been received by the City Clerk's office that relate to an agenda item after the agenda packets have been distributed to the City Council be available to the public.

The attached documents were received in the City Clerk's office after distribution of the October 10, 2018, City Council meeting agenda packet.

**Item 6.1**

**Mitigation Monitoring and Reporting Program  
for the  
IKEA Retail Center Project  
Supplemental Environmental Impact Report  
City of Dublin, Alameda County, California**

**State Clearinghouse Number 2017082047**

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Date: October 2018



**Table 1: IKEA Retail Center Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<b>Section 3.1—Air Quality/Greenhouse Gas Emissions</b>					
<p>Implement Mitigation Measure TRANS-7a and:  <b>MM AIR-3a:</b> During construction, the following air pollution control measures shall be implemented:</p> <ul style="list-style-type: none"> <li>• All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>• 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.</li> <li>• All vehicle speeds on unpaved roads and surfaces shall be limited to 15 miles per hour.</li> <li>• All roadways, driveways, and sidewalks shall be paved as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>• 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 shall be provided for construction workers at all access points.</li> <li>• 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.</li> <li>• A publicly visible sign shall be posted with the telephone number and person to contact both at the City of Dublin and at the office of the General Contractor regarding dust complaints. This person shall respond and take corrective action within 2 business days of a complaint or issue notification. The Bay Area Air Quality Management District’s phone number shall also be visible to ensure compliance with applicable regulations.</li> </ul>	Notes on construction plans; field inspection	During construction	City of Dublin		

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**Table 1 (cont.): IKEA Retail Center Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<b>MM AIR-3b:</b> Prior to issuance of grading permits, the applicant shall prepare and submit documentation to the City of Dublin that demonstrates that all off-road diesel-powered construction equipment greater than 50 horsepower meets United States Environmental Protection Agency Tier 4 interim off-road emissions standards.	Submittal of documentation	Prior to issuance of grading permits	City of Dublin		
<b>MM AIR-3c:</b> The project applicant shall require by contract specifications that the architectural coating (paint and primer) products used would have a volatile organic compound rating of 45 grams per liter or less. Contract specifications shall be included in the construction documents for the proposed project, which shall be reviewed and approved by the City of Dublin.	Submittal of documentation	Prior to issuance of building permits	City of Dublin		
<b>Section 3.2—Biological Resources</b>					
<b>MM BIO-1a:</b> Prior to any vegetation removal or ground-disturbing activities, a focused survey shall be conducted to determine the presence of Congdon’s tarplant with potential to occur in the project site. Surveys shall be conducted in accordance with the Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (CDFG 2009). These guidelines require rare plant surveys to be conducted at the proper time of year when rare or endangered species are both “evident” and identifiable. Field surveys shall be scheduled to coincide with known blooming periods, and/or during periods of physiological development that are necessary to identify the plant species of concern. If no special-status plant species are found, then the project will not have any impacts to the species and no additional mitigation measures are necessary. If the Congdon’s tarplant are found on-site and cannot be avoided, the following measures shall be required:	Submittal of documentation	Prior to any vegetation removal or ground-disturbing activities	City of Dublin		

**Table 1 (cont.): IKEA Retail Center Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>1. If the survey determines that Congdon’s tarplant is present within or adjacent to the proposed project site, direct and indirect impacts of the project on the species shall be avoided where feasible through the establishment of activity exclusion zones, where no ground-disturbing activities shall take place, including construction of new facilities, construction staging, or other temporary work areas. Activity exclusion zones for Congdon’s tarplant shall be established prior to construction activities around each occupied habitat site, the boundaries of which shall be clearly marked with standard orange plastic construction exclusion fencing or its equivalent. The establishment of activity exclusion zones shall not be required if no construction-related disturbances would occur within 250 feet of the occupied habitat site. The size of activity exclusion zones may be reduced through consultation with a qualified biologist and with concurrence from CDFW based on site-specific conditions.</p> <p>2. If exclusion zones and avoidance of impacts on Congdon’s tarplant are not feasible, then the loss of individuals or occupied habitat of Congdon’s tarplant shall be compensated for through the acquisition, protection, and subsequent management of other existing occurrences. Before the implementation of compensation measures, the project’s applicant shall provide detailed information to the CDFW and lead agency on the quality of preserved habitat, location of the preserved occurrences, provisions for protecting and managing the areas, the responsible parties involved, and other pertinent information that demonstrates the feasibility of the compensation. A mitigation plan identifying appropriate mitigation ratios at a minimum ratio of 1:1 shall be developed in consultation with, and approved by, the CDFW and the City prior to the commencement of any activities that would impact Congdon’s tarplant. A</p>					

**Table 1 (cont.): IKEA Retail Center Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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mitigation plan may include but is not limited to the following: the acquisition of off-site mitigation areas presently supporting the Congdon’s tarplant, purchase of credits in a mitigation bank that is approved to sell credits for the Congdon’s tarplant, or payment of in-lieu fees to a public agency or conservation organization (e.g., a local land trust) for the preservation and management of existing populations of Congdon’s tarplant.					
<b>MM BIO-1b:</b> No more than 14 days prior to initial ground disturbance and vegetation removal during the nesting season (February 1 to August 31), the project applicant shall retain a qualified biologist to perform pre-construction breeding bird surveys. If any nests are found, they shall be flagged and protected with a suitable buffer. Buffer distance will vary based on species and conditions at the site, but is usually at least 50 feet, and up to 250 feet for raptors. This mitigation measure does not apply to ground disturbance and vegetation removal activities that occur outside of the nesting season (September 1 to January 31).	Submittal of documentation	No more than 14 days prior to initial ground disturbance and vegetation removal during the nesting season (February 1 to August 31)	City of Dublin		
<b>MM BIO-1c:</b> Prior to the first ground-disturbing activities, the project applicant shall implement the following measures that pertain to burrowing owl, as applicable: 1. Conduct a Burrowing Owl Survey and Impact Assessment. Prior to the first ground-disturbing activities, the project applicant shall retain a qualified biologist to conduct two pre-construction surveys for the burrowing owl for the entire site. The first survey shall be conducted no more than 14 days prior to ground-disturbing activities and the second survey shall be conducted within 48 hours of initial ground disturbance. The surveys shall be conducted in accordance with the California Department of Fish and Wildlife (CDFW) Staff Report on Burrowing Owl Mitigation. If the surveys	Submittal of documentation	Prior to the first ground-disturbing activities	City of Dublin		

**Table 1 (cont.): IKEA Retail Center Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>determine owls are present, then the measures set forth in this mitigation shall be followed.</p> <p>2. Implement Avoidance Measures. If direct impacts to owls can be avoided, prior to the first ground-disturbing activities, the project applicant shall implement the following avoidance measures during all phases of construction to reduce or eliminate potential impacts to California burrowing owls.</p> <ul style="list-style-type: none"> <li>• Avoid disturbing occupied burrows during the nesting period, from February 1 through 31 August.</li> <li>• Avoid impacting burrows occupied during the non-breeding season by migratory or non-migratory resident burrowing owls.</li> <li>• Avoid direct destruction of burrows through chaining (dragging a heavy chain over an area to remove shrubs), disking, cultivation, and urban, industrial, or agricultural development.</li> <li>• Develop and implement a worker awareness program to increase the on-site worker’s recognition of and commitment to burrowing owl protection.</li> <li>• Place visible markers near burrows to ensure that equipment and other machinery does not collapse burrows.</li> <li>• Do not fumigate or use treated bait or other means of poisoning nuisance animals in areas where burrowing owls are known or suspected to occur (e.g., sites observed with nesting owls, designated use areas).</li> </ul> <p>3. Conduct Burrow Exclusion. If avoidance of burrowing owl or their burrows is not possible, prior to the first ground-disturbing activities, the project applicant, in consultation with the CDFW, shall prepare a Burrowing Owl Relocation Plan as indicated and following the CDFW 2012 Staff Report. Monitoring of the excluded owls shall be carried out pursuant to the California Department of Fish and Game 2012 Staff Report.</p>					



**Table 1 (cont.): IKEA Retail Center Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
4. Prepare and Implement a Mitigation Plan. If avoidance of burrowing owl or their burrows is not possible, and project activities may result in impacts to nesting, occupied, and satellite burrows and/or burrowing owl habitat, the project applicant shall consult with the CDFW and develop a detailed mitigation plan that shall include replacement of impacted habitat at no less than a 1:1 ratio, number of burrows, and burrowing owl in a ratio approved by CDFW. The mitigation plan shall be based on the requirements set forth in Appendix A of the CDFW 2012 Staff Report on Burrowing Owl Mitigation and the Plan shall be reviewed and accepted by CDFW and the City prior to the first ground-disturbing activities.					
<b>MM BIO-1d:</b> Pre-removal bat surveys of the existing on-site building shall occur no more than 30 days before its removal. If bats are found, then a qualified biologist shall develop an appropriate relocation plan consistent with USFWS, CDFW, and East Alameda County Conservation Strategy standards and policies.	Submittal of documentation	No more than 30 days prior to building removal	City of Dublin		
<b>MM BIO-3a:</b> As part of the design, an updated wetland delineation shall be completed for the site consistent with current U.S. Army Corps of Engineers (USACE) protocol to determine if wetlands are subject to USACE jurisdiction.	Submittal of documentation	Prior any ground-disturbing activity on the site	City of Dublin		
<b>MM BIO-3b:</b> Prior to any ground-disturbing activity on the site, the project applicant shall acquire appropriate permits under Section 404 of the Clean Water Act from the USACE if the wetlands are determined to be subject to USACE jurisdiction, and shall obtain Section 401 certification from the RWQCB and approval of a wetlands mitigation plan that meets the following standards. A mitigation plan shall be prepared that will establish suitable compensatory mitigation based on the	Submittal of documentation	Prior to any ground-disturbing activity on the site	City of Dublin		

**Table 1 (cont.): IKEA Retail Center Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
concept of no net loss of wetland habitat values or acreages, to the satisfaction of the regulatory agencies. Specifically, a wetland mitigation plan shall be developed and implemented that includes creation, restoration, and/or enhancement of off-site wetlands prior to project ground disturbance. Mitigation areas shall be established in perpetuity through dedication of a conservation easement (or similar mechanism) to an approved environmental organization and payment of an endowment for the long-term management of the site. The mitigation plan shall be subject to the approval of the applicable regulatory agency (USACE and/or RWQCB) and the City.					
<b>Section 3.3—Hazards and Hazardous Materials</b>					
<b>MM HAZ-2:</b> Prior to issuance of the first grading permit, the project applicant shall retain a qualified hazardous materials contractor to sample any soil stockpiles that may be present for polycyclic aromatic hydrocarbons (PAHs), diesel and oil range petroleum hydrocarbons, and polychlorinated biphenyls (PCBs). If sampling determines that concentrations of these substances exceed acceptable human health exposure levels, the applicant shall retain a qualified hazardous materials contractor to properly remove and dispose of the impacted soils. If sampling determines that concentrations of these substances do not exceed acceptable human health exposure levels, no further action is required.	Submittal of documentation	Prior to issuance of the first grading permit	City of Dublin		
<b>Section 3.4—Noise</b>					
<b>MM NOI-1:</b> To reduce potential construction noise impacts, the following multi-part mitigation measure shall be implemented for the proposed project: <ul style="list-style-type: none"> <li>The project shall comply with Mitigation Measures 3.10/4.0 of the Eastern Dublin Specific Plan EIR requiring development projects in the project area to submit a Construction Noise</li> </ul>	Notes on plans; site inspection	During construction	City of Dublin		

**Table 1 (cont.): IKEA Retail Center Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Management Program that identifies measures proposed to minimize construction noise impacts on existing residents.</p> <ul style="list-style-type: none"> <li>• The project shall comply with Mitigation Measures 3.10/5.0 of the Eastern Dublin Specific Plan EIR requiring all construction operations to comply with local noise standards and be limited to normal daylight hours. All stationary equipment shall be adequately muffled and located away from sensitive receptors.</li> <li>• The construction contractor shall limit all on-site noise-producing construction activities, including deliveries and warming up of equipment, to the daytime hours of 7:00 a.m. to 7:00 p.m., daily.</li> <li>• The construction contractor shall ensure that all internal combustion engine-driven equipment is equipped with mufflers that are in good condition and appropriate for the equipment.</li> <li>• The construction contractor shall locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area. In addition, the project contractor shall place such stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.</li> <li>• The construction contractor shall prohibit unnecessary idling of internal combustion engines.</li> <li>• The construction contractor shall, to the maximum extent practical, locate on-site equipment staging areas so as to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.</li> <li>• The construction contractor shall designate a noise disturbance coordinator who would be responsible for responding to any local complaints about construction noise.</li> </ul>					

**Table 1 (cont.): IKEA Retail Center Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
When a complaint is received, the disturbance coordinator shall notify the City within 24 hours of the complaint and determine the cause of the noise complaints (starting too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem, as deemed acceptable by the City of Dublin Community Development Department. The construction contractor shall conspicuously post the contact name and telephone number for the noise disturbance coordinator at the construction site.					
<b>Section 3.6—Transportation</b>					
<b>MM TRANS-1a:</b> The project applicant shall pay the City of Dublin a fee equal to the cost to fund the installation of Adaptive Signal Control Technologies at the Dougherty Road and Amador Valley Boulevard intersection prior to project occupation. The applicant shall be responsible for the full cost of the improvement.	Receipt of fees Acceptance of Adaptive Signal Control Technologies	Funds shall be provided prior to issuance of the first building permit. Adaptive Signal Control Technologies shall be completed within 180 days after IKEA occupancy but not prior to 90 days after IKEA occupancy	City of Dublin		
<b>MM TRANS-1b:</b> The project applicant shall pay the City of Dublin a fee equal to the cost to fund the installation of Adaptive Signal Control Technologies at the Hacienda Drive and Martinelli Way intersection prior to project occupation. The applicant shall be responsible for the full cost of the improvement.	Receipt of fees Acceptance of Adaptive Signal Control Technologies	Funds shall be provided prior to issuance of the first building permit.  Adaptive Signal Control Technologies shall be completed within 180 days after IKEA occupancy but	City of Dublin		

**Table 1 (cont.): IKEA Retail Center Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
		not prior to 90 days after IKEA occupancy			
<b>MM TRANS-1c:</b> The project applicant shall pay the City of Dublin a fee equal to the cost to fund the installation of Adaptive Signal Control Technologies at the Dougherty Road and Dublin Boulevard intersection prior to project occupation. The applicant shall be responsible for the full cost of the improvement.	Receipt of fees  Acceptance of Adaptive Signal Control Technologies	Funds shall be provided prior to issuance of the first building permit.  Adaptive Signal Control Technologies shall be completed within 180 days after IKEA occupancy but not prior to 90 days after IKEA occupancy	City of Dublin		
<b>MM TRANS-1d:</b> The project applicant shall fund the conversion of the southbound through lane on Arnold Road to a left-turn-only lane and install Adaptive Signal Control Technologies at the intersection of Arnold Road and Martinelli Way prior to project occupancy. The applicant shall be responsible for the full cost of the improvement.	Receipt of fees  Acceptance of Adaptive Signal Control Technologies	Funds shall be provided prior to issuance of the first building permit. Adaptive Signal Control Technologies shall be completed within 180 days after IKEA occupancy but not prior to 90 days after IKEA occupancy	City of Dublin		
<b>MM TRANS-1e:</b> The project applicant shall pay the City of Dublin a fee equal to the cost to install Adaptive Signal Control Technologies at the intersection of IKEA Place and Martinelli Way. The project applicant shall modify the northbound intersection approach to provide a left-turn and a through-right shared lane such that north/south protected left-turn signal	Receipt of fees; acceptance of improvements  Acceptance of Adaptive Signal Control	Funds shall be provided prior to issuance of the first building permit. Intersection improvements shall	City of Dublin		

**Table 1 (cont.): IKEA Retail Center Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
phasing can be provided (as opposed to split phasing). The improvements shall be installed prior to project occupancy.	Technologies	be installed prior to IKEA occupancy. Adaptive Signal Control Technologies shall be completed within 180 days after IKEA occupancy but not prior to 90 days after IKEA occupancy			
<b>MM TRANS-1f:</b> The Project Applicant shall fund the installation of Adaptive Signal Control Technologies at the Hacienda Drive at Dublin Boulevard intersection prior to project occupation. The City of Dublin will modify the Eastern Dublin TIF improvement to provide a third westbound left-turn lane in lieu of the westbound right-turn-only lane.	Receipt of fees  Acceptance of Adaptive Signal Control Technologies	Funds shall be provided prior to issuance of the first building permit. Adaptive Signal Control Technologies shall be completed within 180 days after IKEA occupancy but not prior to 90 days after IKEA occupancy	City of Dublin		
<b>MM TRANS-1g:</b> The Project Applicant shall fund extending the length of the northbound left-turn pocket by approximately 100 feet through median modifications and widening along the project frontage in order to provide a second eastbound left-turn pocket at the intersection of Hacienda Drive and Martinelli Way. The improvements shall be installed prior to project occupancy.	Acceptance of improvements	Intersection improvements shall be installed prior to IKEA occupancy.	City of Dublin		
Implement Mitigation Measures TRANS-1b, TRANS-1c, TRANS-1d, TRANS-1e, TRANS-1f, TRANS-1g, TRANS-4a and:  <b>MM TRANS-2a:</b> The project applicant shall work with the City of Pleasanton to identify and pay the project’s proportionate share towards near-term improvements at Owens Drive/Hopyard Road	Submittal of documentation	Prior to issuance of building permits	City of Dublin		

**Table 1 (cont.): IKEA Retail Center Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
consisting of modifying the westbound approach to provide 1 left turn, 1 through, and 2 right-turn only lanes.					
<b>MM TRANS-2b:</b> Prior to the issuance of the first building permit, the project applicant shall pay the Eastern Dublin TIF fee as the project’s proportionate share for the improvements to the intersection of Tassajara Road/Dublin Boulevard. The improvements shall consist of constructing two additional northbound through lanes (for a total of four), construct two additional eastbound through lanes on eastbound Dublin Boulevard (for a total of four) to allow for the opening of the third eastbound through lane that has already been constructed, and to convert one of the two eastbound right-turn-only lanes to a fourth eastbound through lane.	Receipt of fees	Prior to issuance of the first building permit	City of Dublin		
<b>MM TRANS-2c:</b> Prior to issuance of the first building permit, the project applicant shall provide the City of Dublin documentation that they have worked with the City of Pleasanton and Caltrans to identify and pay the project’s proportionate share for improvements to the intersection of Santa Rita Road/I-580 Eastbound in the City of Pleasanton. The improvements shall consist of modifying the southbound approach to construct a second southbound left-turn lane, and either modifying the northbound approach to construct a third eastbound left-turn lane or modifying the southbound approach to provide a third southbound through lane, in addition to re-timing the traffic signal.	Submittal of documentation	Prior to issuance of the first building permit	City of Dublin		
<b>MM TRANS-2d:</b> Prior to the issuance of the first building permit, the project applicant shall pay the City of Dublin the Eastern Dublin TIF for improvements to the intersection of Fallon Road/Dublin Boulevard. The improvements would consist of a second northbound left-turn lane at Fallon Road.	Receipt of fees	Prior to issuance of the first building permit	City of Dublin		
Implement Mitigation Measures TRANS-1b, TRANS-1c, TRANS-1d, TRANS-1e, TRANS-1f, TRANS-1g, TRANS-2b, TRANS-2c,	Submittal of documentation	Prior to issuance of the first building permit	City of Dublin		

**Table 1 (cont.): IKEA Retail Center Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>TRANS-4a and:</p> <p><b>MM TRANS-3a:</b> Prior to issuance of building permits, the project applicant shall provide the City of Dublin with documentation that they have paid the City of Pleasanton the proportionate share fees for improvements to the intersection of Hopyard Road/Owens Drive in the City of Pleasanton. The improvements shall consist of the following:</p> <ul style="list-style-type: none"> <li>• Modify the northbound approach: 2 left turns, 3 through, 1 right turn,</li> <li>• Modify the southbound approach: 3 left turns, 3 through, 1 right turn,</li> <li>• Modify the eastbound approach: 2 left turn, 2 through, 1 right turn,</li> <li>• Modify the westbound approach 2 left turn, 1 through-right shared, 1 right turn, and</li> <li>• Un-split eastbound/westbound signal operations.</li> </ul>		permits			
<p><b>MM TRANS-3b:</b> Prior to issuance of building permits, the project applicant shall provide the City of Dublin with proportionate share fees for improvements to the intersection of Arnold Road/Dublin Boulevard. The improvement shall consist of reconstructing the eastbound approach to provide a second eastbound left-turn lane and constructing a second receiving lane on the north side of the intersection.</p>	Receipt of fees	Prior to issuance of the first building permit	City of Dublin		
<p><b>MM TRANS-3c:</b> Prior to issuance of building permits, the project applicant shall provide the City of Dublin with documentation that they have paid the City of Pleasanton the proportionate share fees for improvements to the intersection of Hacienda Drive/Owens Drive in the City of Pleasanton. The improvements shall consist of converting a southbound through lane to a third southbound left-turn, and convert an eastbound through lane to a third eastbound left-turn lane, in conjunction with signal timing adjustments.</p>	Submittal of documentation	Prior to issuance of the first building permit	City of Dublin		
<p><b>MM TRANS-3d:</b> Prior to the issuance of the first building</p>	Receipt of fees	Prior to issuance of	City of Dublin		



**Table 1 (cont.): IKEA Retail Center Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>permit, the City of Dublin shall modify the Eastern Dublin TIF at the intersection of Tassajara Road and Dublin Boulevard to provide a second northbound right-turn lane in lieu of a fourth northbound through lane with a right-turn overlap phase and retain the two eastbound right-turn-only lanes in lieu of a fourth eastbound through lane. The project applicant shall then pay the Eastern Dublin TIF fee as the project’s proportionate share for the improvements to the intersection of Tassajara Road/Dublin Boulevard.</p>		the first building permit			
<p><b>MM TRANS-3e:</b> Prior to the issuance of the first building permit, the project applicant shall pay the City of Dublin a fee equal to the cost to fund the installation of Adaptive Signal Control Technologies at the Hacienda Drive and Martinelli Way intersection prior to project occupation. The applicant shall be responsible for the full cost of the improvement.</p>	Receipt of fees	Prior to issuance of the first building permit	City of Dublin		
<p><b>MM TRANS-4a:</b> Prior to issuance of the first certificate of occupancy for the proposed project, the applicant shall retain a qualified transportation consultant to prepare a Transportation Demand Management (TDM) Program. The TDM set forth strategies to achieve the reduction target, which may include:</p> <ul style="list-style-type: none"> <li>• Ridesharing/Carpooling matching program</li> <li>• Posting transit information in employee-only areas</li> <li>• Provision of employee lockers</li> <li>• Provision of secure bicycle storage areas</li> <li>• Flex scheduling/Compressed scheduling</li> <li>• Staggered shifts to avoid shift changes during peak commute hours</li> </ul>	Approval of TDM program	Prior to issuance of the first certificate of occupancy	City of Dublin		
<p><b>MM TRANS-4b:</b> As an ongoing effort, the City of Dublin shall coordinate with Caltrans to optimize ramp metering rates at I-580 on-ramps within the Dublin city limits.</p>	Submittal of documentation	Ongoing	City of Dublin		
<p><b>MM TRANS-4c:</b> Prior to issuance of building permits, the</p>	Receipt of fees	Prior to issuance of	City of Dublin		

**Table 1 (cont.): IKEA Retail Center Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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project applicant shall contribute its fair share for the installation of an additional mixed-flow on-ramp lane for southbound Hacienda Drive to westbound I-580. This mitigation measure shall be coordinated with Mitigation Measure TRANS-8d.		the first building permit			
<b>MM TRANS-8a:</b> Prior to issuance of building permits, the applicant shall prepare and submit plans to the City of Dublin that depict a Class II bike lane on Arnold Road and a 10-foot sidewalk on Martinelli Way. The approved plans shall be incorporated into the proposed project.	Approval of plans	Prior to issuance of the first building permit	City of Dublin		
<b>MM TRANS-8b:</b> Prior to issuance of building permits, the applicant shall prepare and submit plans to the City of Dublin that include bicycle detection as part of the signal modifications to the intersections of Martinelli Way with Arnold Road, IKEA Place and Hacienda Drive. The approved plans shall be incorporated into the proposed project.	Approval of plans	Prior to issuance of the first building permit	City of Dublin		
<b>MM TRANS-8c:</b> Prior to issuance of building permits, the applicant shall prepare and submit plans to the City of Dublin that identify bicycle storage facilities in appropriate locations throughout the project site. The following minimum amounts of bicycle parking shall be provided: 80 short-term—51 bicycle parking spaces near the IKEA entrance and 29 bicycle spaces distributed throughout the retail/restaurant area—and 80 long-term bicycle parking spaces with the same distribution. The approved plans shall be incorporated into the proposed project.	Approval of plans	Prior to issuance of the first building permit	City of Dublin		
<b>MM TRANS-8d:</b> During construction, the applicant shall maintain safe and convenient pedestrian access in the project vicinity. In cases where pedestrian facilities are temporarily closed, detours shall be established.	Notes on construction plans; site inspection	During construction	City of Dublin		
<b>MM TRANS-8e:</b> Prior to issuance of building permits, the	Receipt of fees	Prior to issuance of	City of Dublin		

**Table 1 (cont.): IKEA Retail Center Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
applicant shall provide the City of Dublin with fair share fees for pedestrian and bicycle improvements at the Hacienda Drive/I-580 interchange. This mitigation measure shall be coordinated with Mitigation Measure TRANS-4c.		the first building permit			