

ALAMEDA POINT PROJECT

Mitigation Monitoring and Reporting Program

A. Introduction

When approving projects with Environmental Impact Reports (EIRs) that identify significant impacts, the California Environmental Quality Act (CEQA) requires public agencies to adopt monitoring and reporting programs or conditions of project approval to mitigate or avoid the identified significant effects (Public Resources Code Section 21081.6(a)(1)). A public agency adopting measures to mitigate or avoid the significant impacts of a proposed project is required to ensure that the measures are fully enforceable, through permit conditions, agreements, or other means (Public Resources Code Section 21081.6(b)). The mitigation measures required by a public agency to reduce or avoid significant project impacts not incorporated into the design or program for the project may be made conditions of project approval as set forth in a Mitigation Monitoring and Reporting Program (MMRP). The program must be designed to ensure project compliance with mitigation measures during project implementation.

The MMRP includes the mitigation measures identified in the EIR required to address the significant impacts associated with the proposed project. The required mitigation measures are summarized in this program; the full text of the impact analysis and mitigation measures is presented in the Draft EIR in Chapter 2, Summary, except as revised in the Final EIR. The mitigation revisions are presented Chapter 5 of this Final EIR.

B. Format

The MMRP is organized in a table format (see **Table 1**), keyed to each significant impact and each EIR mitigation measure. Only mitigation measures adopted to address significant impacts are included in this program. Each mitigation measure is set out in full, followed by a tabular summary of monitoring requirements. The column headings in the tables are defined as follows:

- **Mitigation Measures adopted as Conditions of Approval:** This column presents the mitigation measure identified in the EIR.
- **Site(s) Affected:** The mitigation measures are, in some cases, site specific. This column identifies which areas or aspect of the project would need to adhere to or would be affected by the mitigation measure.

- **Implementation Procedures:** This column identifies the procedures associated with implementation of the mitigation measure.
- **Monitoring Responsibility:** This column contains an assignment of responsibility for the monitoring and reporting tasks.
- **Monitoring and Reporting Action:** This column refers to the outcome from implementing the mitigation measure.
- **Mitigation Schedule:** The general schedule for conducting each mitigation task, identifying, where appropriate, both the timing and the frequency of the action.

C. Enforcement

If the project is approved, the MMRP would be incorporated as a condition of such approval. Therefore, all mitigation measures for significant impacts must be carried out in order to fulfill the requirements of approval. A number of the mitigation measures would be implemented during the course of the development review process. These measures would be checked on plans, in reports, and in the field prior to construction. Most of the remaining mitigation measures would be implemented during the construction or project implementation phase.

TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
C. Transportation and Circulation						
<p>Mitigation Measure 4.C-1 (Construction Management Plan): The City shall require that project applicant(s) and construction contractor(s) develop a Construction Management Plan for review and approval by the Public Works Department prior to issuance of any permits. The Plan shall include at least the following items and requirements to reduce traffic congestion during construction:</p> <ol style="list-style-type: none"> 1. A set of comprehensive traffic control measures shall be developed, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. 2. The Construction Management Plan shall identify haul routes for movement of construction vehicles that would minimize impacts on motor vehicle, bicycle, and pedestrian traffic, circulation, and safety, and specifically to minimize impacts, to the greatest extent possible, to streets in and around the Alameda Point project site. The haul routes shall be approved by the City. 3. The Construction Management Plan shall provide for notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures would occur. 4. The Construction Management Plan shall provide for monitoring surface streets used for haul routes so that any damage and debris attributable to truck hauling can be identified and corrected by the project applicant. 	All sites	Project applicant and its contractor(s) obtain approval of Construction Management Plan and implement the plan during construction.	City of Alameda Public Works Department	Public Works Department must review and approve Construction Management Plan	Prior to issuance of building or grading permit(s); inspect during construction	
<p>Mitigation Measure 4.C-2a (TDM Program): Prior to issuance of building permits for each development project at Alameda Point, the City of Alameda shall prepare, and shall require that the sponsor of the development project participate in implementation of, a Transportation Demand Management (TDM) program/plan for Alameda Point aimed at meeting the General Plan peak-hour trip reduction goals of 10 percent for residential development and 30 percent for commercial development.</p>	All development sites	Project applicant shall implement the Transportation Demand Management (TDM) program/plan prepared by the City of Alameda.	City of Alameda Community Development Department	City of Alameda Community Development Department shall require implementation of TDM program.	Prior to issuance of building permit(s)	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
C. Transportation and Circulation (cont.)						
Mitigation Measure 4.C-2b (Monitoring): Prior to issuance of the first building permits for any development project at Alameda Point, the City of Alameda shall adopt a Transportation Network Monitoring and Improvement Program to: 1) determine the cost of the transportation network improvements identified in this EIR; 2) identify appropriate means and formulas to collect fair share financial contributions from Alameda Point development; 3) monitor conditions at the locations that will be impacted by the redevelopment of Alameda Point; 4) monitor traffic generated by Alameda Point; and 5) establish the appropriate time to implement any necessary secondary physical improvements required in this EIR to minimize or eliminate significant transportation impacts prior to the impacts occurring at affected locations where a secondary impact mitigation is recommended.	Fernside Boulevard/ Otis Drive	City of Alameda shall adopt a Transportation Network Monitoring and Improvement Program.	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor traffic generated by redevelopment of Alameda Point at identified locations and establish the appropriate time to implement necessary improvements described in other mitigation measures	Prior to issuance of building permit(s) and prior to impact occurring	
Mitigation Measure 4.C-2c (Otis/Fernside): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and C-2b) and, when and if required to avoid the impact or reduce its severity, shall implement the following improvements: <ul style="list-style-type: none"> Remove the right turn island for the westbound approach on Otis Drive, add a dedicated right turn lane with approximately 50 feet of storage length, and move the westbound stop-bar upstream approximately 20 feet to accommodate the right turn lane storage length. Restripe Fernside Boulevard with two receiving lanes. Optimize signal timing. 	Fernside Boulevard/ Otis Drive	City of Alameda shall require Project applicant to fund a fair-share of the total cost of the improvements, as stated in Mitigation Measure 4.C-2c, and, if determined necessary after implementation of Mitigation Measures 4.C-2a and 4.C-2b, the City shall be responsible for ensuring implementation of the improvements at the appropriate time,.	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and improvements at appropriate time.	Prior to issuance of building permit(s) for collection of funds for fair-share of total cost and prior to impact occurring for implementation of the improvements, if necessary	
Mitigation Measure 4.C-2d (Jackson/Sixth): The City of Alameda shall implement Mitigation Measures 4.C-2a (TDM Program).	Jackson/ Sixth Streets	Project applicant shall implement TDM program	City of Alameda Community Development Department	City of Alameda Community Development Department shall require implementation of TDM program	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-2e (Brush/11th): The City of Alameda shall implement Mitigation Measures 4.C-2a (TDM Program).	Brush/11th	Project applicant shall implement TDM program	City of Alameda Community Development Department	City of Alameda Community Development Department shall require implementation of TDM program.	Prior to issuance of building permit(s)	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
C. Transportation and Circulation (cont.)						
Mitigation Measure 4.C-2f (23rd/Seventh): The City of Alameda shall implement Mitigation Measures 4.C-2a (TDM Program).	23 rd Street and Seventh Street	Project applicant shall implement TDM program	City of Alameda Community Development Department	City of Alameda Community Development Department shall require implementation of TDM program.	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-2g (Main/Pacific Pedestrian): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and C-2b) and, when required to avoid the impact or reduce its severity, shall implement the following physical improvements: <ul style="list-style-type: none"> change the signal timing to a two-phase timing plan (i.e., northbound and southbound move concurrently; then eastbound and westbound move concurrently); and optimize cycle length. 	Main Street and Pacific Avenue	City of Alameda shall require Project applicant to fund a fair-share of the total cost of the improvements, as stated in Mitigation Measure 4.C-2g, and, if determined necessary after implementation of Mitigation Measures 4.C-2a and 4.C-2b, the City shall be responsible for ensuring implementation of the improvements at the appropriate time,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and improvements at appropriate time.	Prior to issuance of building permit(s) for collection of funds for fair-share of total cost and prior to impact occurring for implementation of the improvements, if necessary	
Mitigation Measure 4.C-2h (Webster/Arpezzato Parkway Pedestrian): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and C-2b) and, when required to avoid the impact or reduce its severity, shall optimize the signal timing during the p.m. peak hour.	Webster Street and Arpezzato Parkway	City of Alameda shall require Project applicant to fund a fair-share of the total cost of signal optimization, as stated in Mitigation Measure 4.C-2h, and, if determined necessary after implementation of Mitigation Measures 4.C-2a and 4.C-2b, the City shall be responsible for ensuring implementation of the improvement at the appropriate time,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and improvement at appropriate time.	Prior to issuance of building permit(s) for collection of funds for fair-share of total cost and prior to impact occurring for implementation of the improvement, if necessary	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
C. Transportation and Circulation (cont.)						
Mitigation Measure 4.C-2i (Park/Otis Pedestrian): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and C-2b) and, when required to avoid the impact or reduce its severity, shall optimize the signal timing during the a.m. and p.m. and peak hours.	Park Street and Otis Drive	City of Alameda shall require Project applicant to fund a fair-share of the total cost of signal optimization, as stated in Mitigation Measure 4.C-2i, and, if determined necessary after implementation of Mitigation Measures 4.C-2a and 4.C-2b, the City shall be responsible for ensuring implementation of the improvement at the appropriate time,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and improvement at appropriate time.	Prior to issuance of building permit(s) for collection of funds for fair-share of total cost and prior to impact occurring for implementation of the improvement, if necessary	
Mitigation Measure 4.C-2j (Broadway/Tilden Pedestrian): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and C-2b) and, when required to avoid the impact or reduce its severity, shall optimize the signal timing during the a.m. and p.m. peak hours.	Broadway and Tilden Way	City of Alameda shall require Project applicant to fund a fair-share of the total cost of signal optimization, as stated in Mitigation Measure 4.C-2j, and, if determined necessary after implementation of Mitigation Measures 4.C-2a and 4.C-2b, the City shall be responsible for ensuring implementation of the improvement at the appropriate time,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and improvement at appropriate time.	Prior to issuance of building permit(s) for collection of funds for fair-share of total cost and prior to impact occurring for implementation of the improvement, if necessary	
Mitigation Measure 4.C-2k (High/Fernside Pedestrian): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and C-2b) and, when required to avoid the impact or reduce its severity, shall optimize the signal timing during the p.m. peak hour.	High Street and Fernside Boulevard	City of Alameda shall require Project applicant to fund a fair-share of the total cost of signal optimization, as stated in Mitigation Measure 4.C-2k, and, if determined necessary after implementation of Mitigation Measures 4.C-2a and 4.C-2b, the City shall be responsible for ensuring implementation of the improvement at the appropriate time,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and improvement at appropriate time.	Prior to issuance of building permit(s) for collection of funds for fair-share of total cost and prior to impact occurring for implementation of the improvement, if necessary	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
C. Transportation and Circulation (cont.)						
Mitigation Measure 4.C-2l (Atlantic/Constitution Pedestrian): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and C-2b) and, when required to avoid the impact or reduce its severity, shall implement the following physical improvements: <ul style="list-style-type: none"> • modify the phasing sequence and • optimize the signal timing. 	Atlantic Avenue and Constitution Way	City of Alameda shall require Project applicant to fund a fair-share of the total cost of the improvements, as stated in Mitigation Measure 4.C-2l, and, if determined necessary after implementation of Mitigation Measures 4.C-2a and 4.C-2b, the City shall be responsible for ensuring implementation of the improvements at the appropriate time,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and improvements at appropriate time	Prior to issuance of building permit(s) for collection of funds for fair-share of total cost and prior to impact occurring for implementation of the improvements, if necessary	
Mitigation Measure 4.C-2m (Stargell Avenue Bike): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and C-2b) and, when required to avoid the impact or reduce its severity, shall construct a Class I or Class II bicycle facility between Main Street and Webster Street.	Stargell Avenue	City of Alameda shall require Project applicant to fund a fair-share of the total cost of the improvements, as stated in Mitigation Measure 4.C-2m, and, if determined necessary after implementation of Mitigation Measures 4.C-2a and 4.C-2b, the City shall be responsible for ensuring implementation of the improvement at the appropriate time,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and improvement at appropriate time	Prior to issuance of building permit(s) for collection of funds for fair-share of total cost and prior to impact occurring for implementation of the improvements, if necessary	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
C. Transportation and Circulation (cont.)						
<p>Mitigation Measure 4.C-2n (Main Street Bike): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and C-2b) and, when required to avoid the impact or reduce its severity, shall implement the following physical improvements:</p> <ul style="list-style-type: none"> construct a Class II bicycle lane or improve the existing Class I bicycle path on the west side of the street between Apezzato Parkway and Pacific Avenue to current City standards; provide connectivity to existing Class I bicycle path on the east and west sides of the street north of Apezzato Parkway. Appropriate intersection treatments for connectivity may include striping, signage, and/or bicycle boxes at the intersection of Main Street and Apezzato Parkway; and if Mitigation Measure 4.C-4c (described below) is implemented, provide connectivity to that bicycle facilities on west side of the street north of the Main Street-Pacific Street intersection. 	Main Street	City of Alameda shall require Project applicant to fund a fair-share of the total cost of the improvements, as stated in Mitigation Measure 4.C-2n, and, if determined necessary after implementation of Mitigation Measures 4.C-2a and 4.C-2b, the City shall be responsible for ensuring implementation of the improvements at the appropriate time,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and improvements at appropriate time	Prior to issuance of building permit(s) for collection of funds for fair-share of total cost and prior to impact occurring for implementation of the improvements, if necessary	
<p>Mitigation Measure 4.C-2o (Central Avenue Bike): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and C-2b) and, when required to avoid the impact or reduce its severity, shall use its best efforts to implement the following physical improvements:</p> <ul style="list-style-type: none"> construct a Class II bicycle lane or improve the existing Class I bicycle path on the west (south) side of the street between the Main Street-Pacific Street intersection and Lincoln Avenue to current City standards; extend a Class I bicycle path to Third Street; and restripe and sign the street segment between Third Street and Fourth Street to provide Class II bicycle lanes between Lincoln Avenue and Fourth Street. 	Central Avenue	City of Alameda shall require Project applicant to fund a fair-share of the total cost of the improvements, as stated in Mitigation Measure 4.C-2o, and, if determined necessary after implementation of Mitigation Measures 4.C-2a and 4.C-2b, the City shall be responsible for ensuring implementation of the improvements at the appropriate time,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and improvements at appropriate time	Prior to issuance of building permit(s) for collection of funds for fair-share of total cost and prior to impact occurring for implementation of the improvements, if necessary	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
C. Transportation and Circulation (cont.)						
Mitigation Measure 4.C-5a (Park/Clement): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and C-2b) and, when required to avoid the impact or reduce its severity, fund a fair share contribution to implement the following physical improvements: <ul style="list-style-type: none"> • Add northbound left turn pocket along Park Street; • Optimize the signal offsets and splits; and • Complete the Clement Avenue extension, which would reduce the demand for left turn movements onto Park Street from eastbound traffic on Clement Avenue. 	Park/ Clement	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a and 4.C-2b, and fund a fair-share of the portion of the cost of the improvements (as stated in Mitigation Measure 4.C-5a) attributable to the project,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and collection of fair-share of funds. The northbound left-turn pocket along Park Street will be completed by ACTC as part of the I-880/23rd/29th Street project.	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-5b (Park/Encinal): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and C-2b) and, when required to avoid the impact or reduce its severity, fund a fair share contribution to implement the following improvement: <ul style="list-style-type: none"> • Optimize offsets and splits. 	Park/Encinal	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a and 4.C-2b, and fund a fair-share of the portion of the cost of the improvement (as stated in Mitigation Measure 4.C-5b) attributable to the project,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and collection of fair-share of funds.	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-5c: (Broadway/Otis): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and C-2b) and, when required to avoid the impact or reduce its severity, fund a fair share contribution to implement, the following improvement: <ul style="list-style-type: none"> • Optimize the signal timing during both peak hours. 	Broadway/ Otis	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a and 4.C-2b, and fund a fair-share of the portion of the cost of the improvement (as stated in Mitigation Measure 4.C-5c) attributable to the project,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and collection of fair-share of funds.	Prior to issuance of building permit(s)	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
C. Transportation and Circulation (cont.)						
Mitigation Measure 4.C-5d: (Tilden/Blanding/Fernside): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and C-2b) and, when required to avoid the impact or reduce its severity, fund a fair share contribution to implement the following improvement: <ul style="list-style-type: none"> Optimize the offsets and splits. 	Tilden/ Blanding/ Fernside	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a and 4.C-2b, and fund a fair-share of the portion of the cost of the improvement (as stated in Mitigation Measure 4.C-5d) attributable to the project,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and collection of fair-share of funds.	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-5e (High/Fernside): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and C-2b) and, when required to avoid the impact or reduce its severity, fund a fair share contribution to implement the following improvements: <ul style="list-style-type: none"> Adjust the signal cycle phasing during the a.m. and p.m. peak hours such that the southbound left turn from High Street is a permitted rather than protected movement; and Optimize signal timing. 	High/ Fernside	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a and 4.C-2b, and fund a fair-share of the portion of the cost of the improvements (as stated in Mitigation Measure 4.C-5e) attributable to the project,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and collection of fair-share of funds.	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-5f (High/Otis): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and C-2b) and, when required to avoid the impact or reduce its severity, fund a fair share contribution to implement the following improvements: <ul style="list-style-type: none"> Optimize the signal timing at High and Otis for both peak hours, and Install traffic calming strategies on Bayview Drive to include improvements, such as: restriping Bayview Drive to create narrower driving lanes to reduce speeding, installing a cross walk and caution sign at the location of the public coastal access easement, and/or construction of sidewalk bulb-outs to improve pedestrian safety at the intersections of Bayview/Court Street and Bayview/Broadway. 	High/Otis	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a and 4.C-2b, and fund a fair-share of the portion of the cost of the improvements (as stated in Mitigation Measure 4.C-5f) attributable to the project,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and collection of fair-share of funds.	Prior to issuance of building permit(s)	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
C. Transportation and Circulation (cont.)						
Mitigation Measure 4.C-5g (Island Drive/Otis Drive and Doolittle Drive): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and C-2b) and, when required to avoid the impact or reduce its severity, fund a fair share contribution to implement the following improvement: <ul style="list-style-type: none"> Optimize signal timing during both peak hours. 	Island Drive/Otis Drive/ Doolittle Drive	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a and 4.C-2b, and fund a fair-share of the portion of the cost of the improvement (as stated in Mitigation Measure 4.C-5g) attributable to the project,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and collection of fair-share of funds.	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-5h (Fernside Boulevard and Otis Drive): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and C-2b) and implement Mitigation Measure 4.C-2c (Otis/Fernside), and fund a fair share contribution to add a westbound right-turn overlap phase from Fernside Boulevard.	Fernside Boulevard and Otis Drive	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a, 4.C-2b, and 4.C-2c, and fund a fair-share of the portion of the cost of the improvement (as stated in Mitigation Measure 4.C-5h) attributable to the project,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, Mitigation Measure 4.C-2c (if necessary), and collection of fair-share of funds.	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-5i (Park/Blanding). The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and C-2b) and, when required to avoid the impact or reduce its severity, fund a fair share contribution to implement the following improvements: <ul style="list-style-type: none"> Change east-west signal phasing to protected phasing; and Optimize signal timing during both peak hours. 	Park Street and Blanding	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a and 4.C-2b, and fund a fair-share of the portion of the cost of the improvement (as stated in Mitigation Measure 4.C-5i) attributable to the project,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and collection of fair-share of funds	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-5j (Challenger/Atlantic): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and 4.C-2b) and, when required to avoid the impact or reduce its severity, a fairshare to contribution optimize signal timing during the p.m. peak hour.	Challenger/Atlantic	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a and 4.C-2b, and fund a fair-share of the portion of the cost of the improvement (as stated in Mitigation Measure 4.C-5j)	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and collection of fair-share of funds	Prior to issuance of building permit(s)	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
		attributable to the project,				
C. Transportation and Circulation (cont.)						
Mitigation Measure 4.C-5k (Park/Lincoln): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and 4.C-2b) and, when required to avoid the impact or reduce its severity, the City shall fund a fairshare to optimize signal timing during the p.m. peak hour.	Park and Lincoln	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a and 4.C-2b, and fund a fair-share of the portion of the cost of the improvement (as stated in Mitigation Measure 4.C-5k) attributable to the project,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and collection of fair-share of funds	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-5l (Jackson/Sixth): The City of Alameda shall implement TDM (Mitigation Measures 4.C-2a).	Jackson/Sixth	Project applicant shall implement TDM program.	City of Alameda Community Development Department	City of Alameda Community Development Department shall require implementation of TDM program	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-5m (Webster/Eighth): The City of Alameda shall implement TDM (Mitigation Measures 4.C-2a).	Webster Street and Eight Street	Project applicant shall implement TDM program.	City of Alameda Community Development Department	City of Alameda Community Development Department shall require implementation of TDM program	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-5n (Broadway/Fifth): The City of Alameda shall implement TDM (Mitigation Measures 4.C-2a).	Broadway and Fifth Street	Project applicant shall implement TDM program and City shall adopt a.	City of Alameda Community Development Department	City of Alameda Community Development Department shall require implementation of TDM program.	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-5o (Brush/12th): The City of Alameda shall implement TDM (Mitigation Measures 4.C-2a).	Brush and 12 th Street	Project applicant shall implement TDM program.	City of Alameda Community Development Department	City of Alameda City of Alameda Community Development Department shall require implementation of TDM program.	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-5p (High/Oakport): The City of Alameda shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and 4.C-2b) and work with the City of Oakland to optimize the signal timing to allow for more green time for northbound traffic.	High and Oakport	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a and 4.C-2b, and fund a fair-share of the portion of the cost of the improvement (as stated in Mitigation Measure 4.C-5p) attributable to the project,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and collection of fair-share of funds.	Prior to issuance of building permit(s)	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
C. Transportation and Circulation (cont.)						
Mitigation Measure 4.C-5q (High/Coliseum): The City of Alameda shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and 4.C-2b) and work with the City of Oakland to optimize the signal timing.	High and Coliseum	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a and 4.C-2b, and fund a fair-share of the portion of the cost of the improvement (as stated in Mitigation Measure 4.C-5q) attributable to the project.	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and collection of fair-share of funds.	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-5r (29th/Ford): The City of Alameda shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and 4.C-2b).	29 th /Ford	Project applicant shall implement TDM program.	City of Alameda Community Development Department	City of Alameda Community Development Department shall require implementation of TDM program.	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-5s (23rd Ave./Seventh St.): The City of Alameda shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and 4.C-2b) and work with the City of Oakland to modify the northbound to provide a separate left – turn lane and a shared through-right-turn lane, and optimize the signal.	23 rd Avenue and Seventh Street	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a and 4.C-2b, and fund a fair-share of the portion of the cost of the improvement (as stated in Mitigation Measure 4.C-5s) attributable to the project,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and collection of fair-share of funds	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-5t (Main/Pacific Pedestrian): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and 4.C-2b) and, when required to avoid the impact or reduce its severity, fund a fairshare contribution to change signal timing to two-phase timing plan (i.e., northbound and southbound move concurrently; then eastbound and westbound move concurrently) and optimize cycle length.	Main/Pacific	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a and 4.C-2b, and fund a fair-share of the portion of the cost of the improvements (as stated in Mitigation Measure 4.C-5t) attributable to the project,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and collection of fair-share of funds.	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-5u (Webster/Appezzato Pedestrian): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and 4.C-2b) and, when required to avoid the impact or reduce its severity, fund a fair share contribution to optimize signal timing.	Webster/Appezzato	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a and 4.C-2b, and fund a fair-share of the portion of the cost of the improvement (as stated in Mitigation Measure 4.C-5u) attributable to the project,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and collection of fair-share of funds.	Prior to issuance of building permit(s)	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
C. Transportation and Circulation (cont.)						
Mitigation Measure 4.C-5v (High/Fernside Pedestrian): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and 4.C-2b) and Mitigation Measure 4.C-5e (optimize signal timing during the p.m. peak hour).	High/ Fernside	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a, 4.C-2b, and 4.C-5e,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and collection of fair-share of funds	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-5w (Apezzato/Constitution Pedestrian): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and 4.C-2b) and, when required to avoid the impact or reduce its severity, fund a fair share contribution to implement the following improvements: <ul style="list-style-type: none"> • Modify phasing sequence; and • Optimize the signal timing. 	Apezzato/ Constitution	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a and 4.C-2b, and fund a fair-share of the portion of the cost of the improvements (as stated in Mitigation Measure 4.C-5w) attributable to the project,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and collection of fair-share of funds	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-5x (Park Street Transit): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and 4.C-2b) and, when required to avoid the impact or reduce its severity, fund a fair share contribution to implement the following improvements: <ul style="list-style-type: none"> • Provide transit signal priority at intersections along this corridor; and • Optimize splits at the Park Street and Blanding Avenue intersection during a.m. and p.m. peak hours. 	Park Street Transit	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a and 4.C-2b, and fund a fair-share of the portion of the cost of the improvements (as stated in Mitigation Measure 4.C-5x) attributable to the project,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and collection of fair-share of funds.	Prior to issuance of building permit(s)	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
C. Transportation and Circulation (cont.)						
Mitigation Measure 4.C-5y (Appexzato Parkway Transit): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and 4.C-2b) and, when required to avoid the impact or reduce its severity, fund a fair share contribution to implement the following improvements: <ul style="list-style-type: none"> • Install transit signal priority at intersections along this corridor; • Optimize cycle length at the Appexzato Parkway and Webster Street intersection during a.m. and p.m. peak hours and provide signal priority; and • Establish exclusive transit lanes or queue jump lanes from Alameda Point to Webster Street. 	Appexzato Parkway Transit	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a and 4.C-2b, and fund a fair-share of the portion of the cost of the improvements (as stated in Mitigation Measure 4.C-5y) attributable to the project,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and collection of fair-share of funds	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-5z (Stargell Avenue Transit): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and 4.C-2b) and, when required to avoid the impact or reduce its severity, implement the following improvements: <ul style="list-style-type: none"> • Provide westbound queue jump lanes on Willie Stargell Avenue at Main Street or construct exclusive transit lanes on Willie Stargell Avenue; • Install transit signal priority at intersections along this corridor; and • Optimize cycle length at the Main Street and Willie Stargell Avenue intersection during a.m. and p.m. peak hours. 	Stargell Avenue Transit	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a and 4.C-2b, and fund a fair-share of the portion of the cost of the improvements (as stated in Mitigation Measure 4.C-5z) attributable to the project,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and collection of fair-share of funds	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-5zi (Stargell Avenue Bike): The City shall implement Mitigation Measure 4.C-2m (Stargell Avenue bike path).	Stargell Avenue Bike	See Mitigation Measure 4.C-2m, above.				
Mitigation Measure 4.C-5zii: The City shall implement Mitigation Measure 4.C-2n (Main Street bicycle improvements).	Main Street Bike	See Mitigation Measure 4.C-2n, above.				
Mitigation Measure 4.C-5ziii (Central Avenue Bike): The City shall implement Mitigation Measure 4.C-2o (Central Avenue bicycle improvements).	Central Avenue Bike	See Mitigation Measure 4.C-2o, above.				

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
C. Transportation and Circulation (cont.)						
Mitigation Measure 4.C-5ziv (Oak Street Bike): The City shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and 4.C-2b) and, when required to avoid the impact or reduce its severity, fund a fair share contribution to implement the completion of a bicycle boulevard with appropriate signage and striping along Oak Street from Blanding Avenue to Encinal Avenue to advise motorists and bicyclists to share the street.	Oak Street Bike	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a and 4.C-2b, and fund a fair-share of the portion of the cost of the improvements (as stated in Mitigation Measure 4.C-5ziv) attributable to the project,	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and collection of fair-share of funds	Prior to issuance of building permit(s)	
Mitigation Measure 4.C-9 (Chinatown Pedestrians): The City of Alameda shall implement TDM and Monitoring (Mitigation Measures 4.C-2a and 4.C-2b) and shall continue to work with the City of Oakland, the ACTC, and Caltrans, to evaluate and implement measures to reduce or divert the volume of traffic that travels through Oakland Chinatown to and from Alameda Point and other City of Alameda destinations.	Chinatown	City of Alameda shall require Project applicant to implement Mitigation Measures 4.C-2a and 4.C-2b, and coordinate with the City of Oakland, the ACTC, and Caltrans to evaluate and then implement measures that reduce/divert volume of traffic that travels through Oakland Chinatown to and from Alameda Point and other City of Alameda destinations.	City of Alameda Community Development Department	City of Alameda Community Development Department shall monitor to ensure implementation of TDM Program, Monitoring, and continue coordination with the City of Oakland, the ACTC, and Caltrans.	Prior to issuance of building permit(s)	
D. Cultural and Paleontological Resources						
Mitigation Measure 4.D-1a (Historic Preservation Ordinance): The City shall implement the requirements of the Historic Preservation Ordinance, which requires a certificate of approval by the HAB for modifications to contributors and resources within the Historic District. As part of the certificate of approval process, project sponsors shall provide: 1) An analysis of the proposal's conformity with the <i>Guide to Preserving the Character of the Naval Air Station Alameda Historic District</i> as adopted and amended by the City Council; 2) An analysis of the proposal's conformity with general	NAS Alameda Historic District	Project applicant shall conduct analyses listed to comply with the Historic Preservation Ordinance.	City of Alameda Community Development Department	City of Alameda's Historical Advisory Board (HAB) shall verify completion of analyses.	During the certificate of approval process	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
management and design guidelines contained within the NAS Alameda Cultural Landscape Report (JRP, 2012), including						
D. Cultural and Paleontological Resources (cont.)						
<p>application of the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes</i>. These include special treatments organized by functional area for such topics as spatial organization, topography, vegetation, views and vistas, circulation, as well as structures, furnishings and objects; and</p> <p>3) An analysis of impacts to the integrity of the Historic District, as a whole, and an analysis of alternatives to avoid potential impacts on the Historic District as a whole, and on an individual resource</p>						
<p>Mitigation Measure 4.D-1b (Guidelines): Prior to approval of new buildings within the NAS Alameda Historic District, the City shall complete and adopt Guidelines for New Infill Development within the Historic District. All new building will be reviewed for conformance with the guidelines.</p>	NAS Alameda Historic District	<p>City shall complete and adopt Guidelines for New Infill Development</p> <p>Project applicant shall conform to the City's adopted Guidelines</p>	City of Alameda Community Development Department	Review new buildings for conformance with Guidelines	Prior to approval of new buildings within the NAS Alameda Historic District	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
D. Cultural and Paleontological Resources (cont.)						
<p>Mitigation Measure 4.D-1c (Removal Mitigation Plans): As a condition of approval for demolition or removal of a contributor to the Historic District, the City shall require that the project applicant:</p> <p>1) Document any Historic District contributor contemplated for demolition under the proposed project in accordance with the Historic American Building Survey (HABS) Level II documentation standards of the National Park Service¹ including the following:</p> <p>1. <i>Photographs.</i> Large-format (4 x 5-inch negatives or greater), black and white photographs will be taken of all elevations of the building(s), plus limited context and detail shots. A limited number of historical photos of buildings, where available, should also be photographically reproduced. All photographs should be printed on acid-free archival bond paper on 8 x 10 enlargements. Digital photography may be substituted for large-format photographs where necessary.</p> <p>2. <i>Written History.</i> Prepare a written history of the resource using the HABS standard outline format. Building-specific historical and architectural information from the National Register Nominations and prior inventories and technical reports can be utilized for this effort. If available, reproduce original building drawings on mylar or through photographic means.</p> <p>3. <i>Archiving.</i> The completed HABS documentation package (photos, report, and drawings) shall be archived at the City of Alameda, the City of Alameda Public Library, the Alameda Naval Air Station Museum, and the Northwest Information Center of Sonoma State University.</p> <p>2) Prepare and implement a public interpretation plan to describe and convey the historic significance of the NAS Alameda Historic District or resource to the general public. The plan will contain recommendations for the location and design of interpretive elements, such as plaques, markers, exhibits, expansion of the existing Alameda Point self-guided tour,²</p>	NAS Alameda Historic District	<p>Project applicant shall document any Historic District contributor in accordance with HABS Level II standards by including large-format photographs of buildings, preparing a written history of the resource, and archiving documentation package as outlined in Measure 4.D-1c.</p> <p>Project applicant shall prepare and implement a public interpretation plan to convey historic significance of the NAS Alameda Historic District to the public.</p> <p>Project applicant shall prepare and implement architectural salvage plan.</p>	City of Alameda Community Development Department	Verify completion of documentation and preparation of plans for submittal to the National Park Service.	Prior to approval of demolition or removal of a contributor to the Historic District.	

¹ It shall be noted that pursuant to CEQA Guidelines Section 15126(b)(2), "In some circumstances, documentation of an historical resource, by way of historic narrative, photographs or architectural drawings, as mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the environment would occur."

² <http://www.alameda-point.com/resources/pdf/self-guided-tour-map.pdf>

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<p>and/or other methods for interpreting the history of the former NAS Alameda. Information generated from the HABS documentation effort, described above, as well as historical information from the National Register Nomination and other technical background reports may be utilized. The interpretive plan will be designed by a professional architectural historian meeting the qualifications of the Secretary of the Interior's Standards.</p> <p>3) Prepare and implement an architectural salvage plan for any Historic District contributor contemplated for demolition under the proposed project. The plan will identify architectural components that are worthy of salvage and reuse either as part of the design of the replacement structures, or elsewhere on the project site. The salvage plan will be prepared by a professional architectural historian meeting the qualifications of the Secretary of the Interior's Standards.</p>						
D. Cultural and Paleontological Resources (cont.)						
<p>Mitigation Measure 4.D-2 (Archaeological Resources): If cultural resources are encountered, all activity within 100 feet of the find shall halt until it can be evaluated by a qualified archaeologist and a Native American representative. Prehistoric archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil ("midden") containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-era materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. If the archaeologist and Native American representative determine that the resources may be significant, they shall notify the City of Alameda and shall develop an appropriate treatment plan for the resources. The archaeologist shall consult with Native American monitors or other appropriate Native American representatives in determining appropriate treatment for unearthened cultural resources if the resources are prehistoric or Native American in nature.</p> <p>In considering any suggested measures proposed by the archaeologist and Native American representative in order to mitigate impacts to cultural resources, the project applicant shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and</p>	All sites	<p>Project applicant and its contractor(s) shall halt work and notify archaeologist and Native American representative if materials are discovered.</p> <p>Archaeologist and Native American representative shall conduct independent review and prepare treatment plan, if necessary.</p> <p>Project applicant or its contractor(s) shall implement treatment plan and mitigate impacts pursuant to CEQA Guidelines.</p>	City of Alameda Community Development Department	If resources are encountered, verify work is suspended and review and approve the treatment and monitoring plan if archaeological materials are discovered	If resources encountered, review of treatment and monitoring plan prior to continuation of construction	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<p>other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project area while mitigation for cultural resources is being carried out.</p> <p>Pursuant to CEQA Guidelines Section 15126(b), <i>Mitigation Measures Related to Impacts on Historical Resources</i>, the City of Alameda will, whenever feasible, seek to avoid damaging effects on any historical resource of an archaeological nature. The following factors shall be considered for a project involving an archaeological site:</p> <p>A. Preservation in place is the preferred manner of mitigating impacts to archaeological sites. Preservation in place maintains the relationship between artifacts and the archaeological context. Preservation may also avoid conflict with religious or cultural values of groups associated with the site.</p>						
D. Cultural and Paleontological Resources (cont.)						
<p>B. Preservation in place may be accomplished by, but is not limited to, the following:</p> <ol style="list-style-type: none"> 1. Planning construction to avoid archaeological sites; 2. Incorporation of sites within parks, greenspace, or other open space; 3. Covering the archaeological sites with a layer of chemically stable soil before building tennis courts, parking lots, or similar facilities on the site. 4. Deeding the site into a permanent conservation easement. <p>C. When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center. Archeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code. If an artifact must be removed during project excavation or testing, curation may be an appropriate mitigation.</p> <p>D. Data recovery shall not be required for an historical resource if</p>						

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
the lead agency determines that testing or studies already completed have adequately recovered the scientifically consequential information from and about the archaeological or historical resource, provided that the determination is documented in the EIR and that the studies are deposited with the California Historical Resources Regional Information Center.						
Mitigation Measure 4.D-3 (Paleontological Resources): If paleontological resources, such as fossilized bone, teeth, shell, tracks, trails, casts, molds, or impressions are discovered during ground-disturbing construction activities, all such activities within 100 feet of the find shall be halted until a qualified paleontologist can assess the significance of the find and, if necessary, develop appropriate salvage measures in consultation with the City of Alameda and in conformance with Society of Vertebrate Paleontology Guidelines (SVP, 1995; SVP, 1996).	All sites	Project applicant and its contractor(s) shall halt construction within 100 feet of paleontological resources Project applicant shall retain a paleontologist to assess significance of resources and develop salvage measures, if necessary	City of Alameda Community Development Department	Consult paleontologist in development of appropriate salvage measures for any paleontological resources found	If resources encountered, review of treatment and monitoring plan prior to continuation of construction	
D. Cultural and Paleontological Resources (cont.)						
Mitigation Measure 4.D-3 (cont.)		Project applicant shall incorporate measures upon continuation of construction				
Mitigation Measure 4.D-4 (Human Remains): In the event of discovery or recognition of any human remains during construction activities, such activities within 100 feet of the find shall cease. The Alameda County Coroner shall be contacted immediately. If the remains are determined to be Native American, and no investigation of the cause of death is required, the Native American Heritage Commission (NAHC) will be contacted within 24 hours. The NAHC will identify and contact the person or persons it believes to be the "most likely descendant (MLD)" of the deceased Native American, who in turn would make recommendations for the appropriate means of treating the human remains and any grave goods.	All sites	Project applicant and its contractor(s) shall halt work and notify coroner and City of Alameda Community Development Department if remains are discovered NAHC shall assign most likely descendant Project applicant and its contractor(s) shall hire archaeologist and cease work if site is a Native American Cemetery	City of Alameda Community Development Department; NAHC; County Coroner	Contact City, NAHC, or County Coroner if human remains are encountered	Ongoing	
Mitigation Measure 4.D-5: Implement Mitigation Measure 4.D-1.	See Mitigation Measure 4.D-1.					
Mitigation Measure 4.D-6: Implement Mitigation Measures 4.D-2, -3, and -4.	See Mitigation Measures 4.D-2, 4.D-3, and 4.D-4.					

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
E. Biological Resources						
<p>Mitigation Measure 4.E-1a (Sound Attenuation Monitoring Plan): Prior to the start of marina or ferry terminal construction, the City shall require a NMFS-approved sound attenuation monitoring plan to protect fish and marine mammals, if pile driving is planned for the Seaplane Lagoon. This plan shall provide detail on the sound attenuation system, detail methods used to monitor and verify sound levels during pile driving activities, and describe management practices to be taken to reduce impact hammer pile-driving sound in the marine environment to an intensity level of less than 183 dB. The sound monitoring results shall be made available to the NMFS. The plan shall incorporate, but not be limited, to the following best management practices (BMPs):</p> <ul style="list-style-type: none"> To the extent feasible, all pilings shall be installed and removed with vibratory pile drivers only. Vibratory pile driving will be conducted following the Corps' "Proposed Procedures for Permitting Projects that will Not Adversely 	Marina and the proposed ferry terminal	<p>Project applicant shall create a NMFS-approved sound attenuation monitoring plan.</p> <p>Project applicant shall implement plan and record monitoring results.</p>	City of Alameda Community Development Department	<p>Verify completion of plan and monitor throughout construction.</p> <p>Ensure that monitoring results get submitted to NMFS.</p>	Prior to start of marina or ferry terminal construction	
E. Biological Resources (cont.)						
<p><i>Affect Selected Listed Species in California</i>". USFWS and NOAA completed Section 7 consultation on this document, which establishes general procedures for minimizing impacts to natural resources associated with projects in or adjacent to jurisdictional waters.</p> <ul style="list-style-type: none"> An impact pile driver may only be used where necessary to complete installation of larger steel pilings in accordance with seismic safety or other engineering criteria The hammer shall be cushioned using a 12-inch thick wood cushion block during all impact hammer pile driving operations All piling installation using impact hammers shall be conducted between June 1 and November 30, when the likelihood of sensitive fish species being present in the work area is minimal If pile installation using impact hammers must occur at times other than the approved work window, the project applicant shall obtain incidental take authorization from NMFS and CDFW, as necessary, to address potential impacts on steelhead trout, chinook salmon, and Pacific 						

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<p>herring and implement all requested actions to avoid impacts</p> <ul style="list-style-type: none"> The project applicant shall monitor and verify sound levels during pile driving activities. The sound monitoring results will be made available to NMFS and the City In the event that exceedance of noise thresholds established and approved by NMFS occurs, a contingency plan involving the use of bubble curtains or air barrier shall be implemented to attenuate sound levels to below thresholds 						
<p>Mitigation Measure 4.E-1b (NMFS and CDFW Consultation): During the project permitting phase, the City will ensure that any projects requiring in-water work include consultation with NMFS to determine if the work can be covered under one of the programmatic consultations for federally listed species described above or if a project-level BO would be required and whether an Incidental Harassment Authorization (IHA) for marine mammals would be needed for dredging or pile driving activities. The project applicant shall also consult</p>	Marina and the proposed ferry terminal	<p>Project applicant shall consult with NMFS if project requires in-water work.</p> <p>Project applicant shall consult with CDFW regarding potential need for an ITP</p>	City of Alameda Community Development Department; NMFS; CDFW	Confirm consultation with NMFS and CDFW.	During the project permitting phase, prior to construction.	
E. Biological Resources (cont.)						
with CDFW regarding State special-status fish and the potential need for an incidental take permit (ITP). The project applicant shall submit to the City copies of any IHA and/or ITP received or, alternatively, copies of correspondence confirming that an IHA and/or ITP is not required for the project in question.		Project applicant shall submit copies of any IHA and/or ITP to the City or confirm that they are not required.				
<p>Mitigation Measure 4.E-1c (Additional Noise Attenuation Measures): As part of the NMFS-approved sound attenuation monitoring plan required for pile driving in the Seaplane Lagoon in Mitigation Measure 4.E-1a, the City shall ensure that the project applicant implements the following actions in addition to those listed in Mitigation Measure 4.E-1a to reduce the effect of underwater noise transmission on marine mammals. These actions shall include at a minimum:</p> <ul style="list-style-type: none"> Establishment of a 1,600-foot (500-meter) safety zone that shall be maintained around the sound source, for the protection of marine mammals in the event that sound levels are unknown or cannot be adequately predicted Work activities shall be halted when a marine mammal enters the 1,600-foot (500-meter) safety zone and resume only after the animal has been gone from the area for a 	Marina and the proposed ferry terminal	<p>Project applicant shall implement the listed actions to reduce the effects of underwater noise transmission.</p> <p>Project applicant shall hire a NMFS-approved biological monitor to conduct daily surveys.</p>	City of Alameda Community Development Department, NMFS	<p>NMFS will review and the sound attenuation monitoring plan and approve the biological monitor that would conduct daily surveys before and during impact hammer pile driving work.</p> <p>City will ensure implementation of the listed actions and daily surveys described in Measure 4.E-1c along with those listed in Measure 4.E-1a.</p>	Prior to construction	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<p>minimum of 15 minutes</p> <ul style="list-style-type: none"> A “soft start” technique shall be employed in all pile driving to marine mammals an opportunity to vacate the area Maintain sound levels below 90 dBA in air when pinnipeds (seals and sea lions) are present A NMFS-approved biological monitor will conduct daily surveys before and during impact hammer pile driving to inspect the work zone and adjacent Bay waters for marine mammals. The monitor will be present as specified by NMFS during the impact pile-driving phases of construction 						
<p>Mitigation Measure 4.E-1d (Dock Lighting): Prior to occupancy, the City shall ensure that the project applicant installs dock lighting on all floating docks that minimizes artificial lighting of Bay waters by using shielded, low-mounted, and low light-intensity fixtures and bulbs.</p>	Marina and the proposed ferry terminal docks	Project applicant shall include dock lighting measures in construction plans and specifications.	City of Alameda Community Development Department	<p>Review construction plans and specifications to ensure it includes dock lighting requirements.</p> <p>Inspect light fixtures to ensure lighting meets requirements stated in Measure 4.E-1d.</p>	Prior to construction and after construction.	
E. Biological Resources (cont.)						
<p>Mitigation Measure 4.E-1e (Northwest Territories Sensitive Resources Measures): Prior to opening the proposed regional park in the Northwest Territories and the proposed Bay Trail in the Northwest Territories and on the Federal Property, the City shall ensure that measures are taken to identify sensitive resources in these areas and to restrict access of humans and dogs to those resources. Measures to be implemented could include, but are not limited to, the following:</p> <ul style="list-style-type: none"> Surveys conducted by a qualified biologist to identify sensitive resources locations throughout the City’s portion of the Northwest Territories and on the Federal Property along the proposed Bay trail alignment Additional seasonal access restrictions, as appropriate Educational signage and brochures regarding sensitive resources and the need to avoid them Fencing trails where they run proximate to sensitive biological resources (e.g. wetlands, known breeding grounds) On-leash restrictions on dogs throughout or prohibition of 	Northwest Territories and recreational trails	<p>Project applicant shall take measures to identify sensitive resources and restrict access of humans and dogs to those areas.</p> <p>Project applicant shall obtain a qualified biologist to conduct surveys and incorporate restrictions based on survey results.</p>	City of Alameda Community Development Department	Review construction specifications to ensure inclusion of measures to restrict access to sensitive resources.	Prior to opening of park and Bay Trail.	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
dogs altogether in certain areas based on the results of the sensitive resources surveys (e.g., on the Bay Trail in the Federal Property)						
Mitigation Measure 4.E-1f: (Bat Pre-Construction Survey) Potential direct and indirect disturbances to bats shall be identified by locating colonies, and instituting protective measures prior to construction. No more than two weeks in advance of tree removal, demolition of buildings onsite, or initiation of construction within 100 feet of trees or structures providing potential bat roosting sites, a qualified bat biologist (e.g., a biologist holding a CDFW collection permit and a Memorandum of Understanding with CDFW allowing the biologist to handle and collect bats) shall conduct pre-construction surveys for bat roosts. No activities that could disturb active roosts shall proceed prior to the completed surveys.	Building demolition and tree removal sites	Project applicant will obtain a qualified biologist to conduct pre-construction surveys for bat roosts. Qualified biologist will conduct pre-construction bat surveys two weeks prior to tree removal and building demolition work and shall develop protective measures.	City of Alameda Community Development Department	Review construction specifications to ensure inclusion of protective measures for active bat roosts. Monitor to ensure completion of pre-construction survey.	Prior to issuance of demolition or tree removal permit	
E. Biological Resources (cont.)						
Mitigation Measure 4.E-1g: (Bat Maternity Colony Measures) If a maternity colony is located within the project site during pre-construction surveys, the project shall be redesigned to avoid impacts if feasible, and a no-disturbance buffer acceptable in size to the CDFW shall be created around the roost. Bat roosts (maternity or otherwise).	Building removal and tree removal areas	Project applicant and its contractor(s) shall incorporate measures in the construction specifications to reduce impacts to maternity colonies.	City of Alameda Community Development Department; CDFW	Monitor to ensure adequate measures are taken to avoid impacts to maternity colonies.	Prior to issuance of demolition or tree removal permit	
initiated during construction are generally presumed to be unaffected by increased noise, vibration, or human activity, and no buffer is necessary as long as roost sites are not directly altered or destroyed. However, the "take" of individuals is still prohibited at any time. <ul style="list-style-type: none"> If there is a maternity colony present and the project cannot be redesigned to avoid removal of the tree or structure inhabited by the bats, demolition of that tree or structure shall not commence until after young are flying (i.e., after July 31, confirmed by a qualified bat biologist) or before maternity colonies form the following year (i.e., prior to March 1). If a non-maternity roost must be removed as part of the project, the non-maternity roost shall be evicted prior to building/tree removal by a qualified biologist, using methods such as making holes in the roost to alter the air-flow or creating one-way funnel exits for the bats. 		During pre-construction surveys, Project applicant and/or its contractor(s) will redesign the project if maternity colony is located within the project site.				

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<ul style="list-style-type: none"> If significant (e.g., maternity roosts or large non-maternity roost sites) bat roosting habitat is destroyed during building/tree removal, artificial bat roosts shall be constructed in an undisturbed area in the project site vicinity away from human activity and at least 200 feet from project demolition/construction activities. The design and location of the artificial bat roost(s) shall be determined by a qualified bat biologist. 						
E. Biological Resources (cont.)						
<p>Mitigation Measure 4.E-1h: (Monarch Butterflies) The City shall ensure that the project applicant for development facilitated by the proposed project protects active autumnal/overwintering roost sites used by monarch butterflies by conducting construction activities in and around identified butterfly autumnal roost/overwintering sites outside of the autumnal migratory/overwintering season (October to March), to the greatest extent feasible, to avoid potential impacts on monarch butterfly.</p> <ul style="list-style-type: none"> The project applicant shall retain a biologist familiar with monarch butterfly life history and habitat requirements to conduct surveys for active monarch butterfly roost sites anywhere groves (greater than 3 trees planted together) of mature conifers (e.g. Italian stone pine, Monterey cypress) and/or eucalyptus occur in the Main Street Neighborhood 	<p>Groves of Mature Conifers and Eucalyptus Trees in Main Street Neighborhood Sub-Area</p>	<p>The Project applicant shall retain a biologist to conduct surveys for active monarch butterfly roost sites.</p> <p>Project applicant shall protect active autumnal/overwintering roost sites used by monarch butterflies.</p> <p>Project applicant will incorporate listed measures to avoid potential impacts on monarch butterflies.</p>	<p>City of Alameda Community Development Department; CDFW</p>	<p>Review specifications to ensure inclusion of protective measures for active autumnal/overwintering roost sites used by monarch butterflies.</p> <p>During construction, monitor to ensure implementation of avoidance measures are implemented. If avoidance is not feasible, ensure that additional measures (described in Measure 4.E-1h) are implemented.</p>	<p>Prior to issuance of building permit(s)</p> <p>Ongoing during construction</p>	
<p>Sub-area and in open space to the south of Main Street as it skirts the northern edge of the project area between November and January and prior to start of construction.</p> <ul style="list-style-type: none"> All active roost sites encountered during the survey shall be identified and mapped for future reference. The previously active roost site identified in 2002 shall be considered active until proven otherwise. Active sites shall be monitored annually to inform future development. Once identified, such sites shall be considered active until such time as monarchs have not returned to the site for a period of ten years. Once ten years have passed with no significant butterfly use (as 						

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<p>determined by the qualified biologist) of a site the restrictions below would no longer apply.</p> <ul style="list-style-type: none"> No tree removal shall be conducted at any time in or around active roost sites to the extent that such removal would: a) result in the loss of an active roost tree; b) result in changes to the amount of wind affecting an active roost; or c) result in changes of the thermal environment surrounding an active roost tree. <p>If active roost sites are identified and it is not feasible to avoid the overwintering season and construction activities take place during this time (October through March), the following measures shall apply:</p> <ul style="list-style-type: none"> Mapped autumnal roost/overwintering roosts within 100 feet of construction areas shall be surveyed not more than two weeks prior to construction to determine whether they are actively being used by butterflies. If a mapped autumnal roost/overwintering site is supporting butterflies, work activities shall be delayed within 100 feet of the site location until avoidance measures have been implemented. Appropriate avoidance measures shall include the following measures (which may be modified as a result of consultation with CDFW to provide equally effective measures): <ul style="list-style-type: none"> If the qualified wildlife biologist determines that construction activities shall not affect an active autumnal roost/overwintering site, activities may proceed without restriction. 						
E. Biological Resources (cont.)						
<ul style="list-style-type: none"> A no-disturbance buffer may be established around the autumnal roost/overwintering site to avoid disturbance or destruction until butterflies resume their migration. The extent of the no-disturbance buffers is typically 100 feet but shall be determined by a qualified wildlife biologist in consultation with the CDFW. 						
<p>Mitigation Measure 4.E-2a: (Native Oysters and Eelgrass)</p> <p>Prior to marina or ferry terminal construction, the City shall ensure that the project applicant conducts a pre-construction survey to determine if native oysters and eelgrass are present in Seaplane Lagoon.</p>	Marina and Ferry Terminal in Seaplane Lagoon	Project applicant shall conduct pre-construction survey for oysters and eelgrass.	City of Alameda Community Development Department, NMFS	City will ensure completion of pre-construction survey. NMFS will provide guidance if project applicant finds	Prior to construction	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<ul style="list-style-type: none"> The eelgrass survey shall be conducted according to the methods contained in the California Draft Eelgrass Mitigation Policy (CDEMP) (NMFS 2011), with the exception that the survey shall be conducted with 120 days (rather than 60 days, as recommended in the CDEMP) prior to the desired construction start date, to allow sufficient time for modification of project plans (if feasible) and agency consultation. If found within or immediately adjacent to the construction footprint, the project applicant shall first determine whether avoidance of the beds is feasible. If feasible, impacts to the oyster or eelgrass bed shall be avoided. If complete avoidance is not feasible, the applicant shall request guidance from the National Marine Fisheries Service (or other applicable agency) as to the need and/or feasibility to move affected beds. Any translocation of eelgrass beds shall be conducted consistent with the methods described in the CDEMP and/or those described in Eelgrass Conservation in San Francisco Bay: Opportunities and Constraints (Boyer and Wyllie-Echeverria, 2010). Translocation of oyster beds shall be consistent with methods and recommendations presented in Shellfish Conservation and Restoration in San Francisco Bay: Opportunities and Constraints (Zabin et al., 2010) If it is not possible to translocate oyster or eelgrass beds then the City shall ensure that the project applicant provides compensatory mitigation consistent with the CDEMP for eelgrass (a ratio of 3.01:1 [transplant area to impact area]) and a minimum 1:1 ratio for oyster beds. The relocation of compensatory mitigation site for eelgrass or oyster beds shall be located within San Francisco Bay. 		<p>If eelgrass is found within or immediately adjacent to construction footprint, project applicant will contact NMFS.</p> <p>Project applicant will abide by NMFS' guidance and ensure that any translocation of eelgrass beds are conducted consistent with those in the Eelgrass Conservation in San Francisco Bay: Opportunities and Constraints (Boyer and Wyllie-Echeverria, 2010).</p> <p>Project applicant will provide compensatory mitigation if translocation of oyster or eelgrass beds is not possible.</p>		<p>eelgrass within the construction footprint.</p> <p>City will ensure implementation of other measures identified in Measure 4.E-2a.</p>		
<p>Mitigation Measure 4.E-2b: (Boater Education) Prior to occupancy the City shall ensure that the marina project applicant prepares educational information regarding sensitive biological resources at Alameda Point, the adjacent Federal Property, and within Bay waters. This information shall be disseminated to all boaters using the marina and shall include, but not be limited to, information educating boat owner/operators about sensitive habitats and species in the Bay and actions they are required to implement to avoid impacts to marine resources.</p>	Marina	Project applicant shall prepare educational information and disseminate to all boaters using the marina and solicit input from NMFS, USCG, California State Lands Commission, NPS, CDPR, BCDC, and other local organizations.	City of Alameda Community Development Department; NMFS; USCG; NPS; CDPR; DCDC and local organizations active in protecting Bay marine resources	Ensure preparation and dispersal of educational materials.	Prior to and during occupancy	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
E. Biological Resources (cont.)						
<p>The educational information will be disseminated to visiting boaters through multiple methods including, but not limited to, brochures or pamphlets; marina and/or City websites; boating, cruising, and newspaper periodicals; and social media. The information shall be prepared soliciting input from, and in cooperation with, the National Marine Fisheries Service (NMFS), United States Coast Guard (USCG), California State Lands Commission, National Park Service (NPS), California Department of Parks and Recreation (CDPR), Bay Conservation and Development Commission (BCDC), and local organizations active in protecting Bay marine resources, as appropriate.</p> <p>Educational information shall clearly address in multiple languages, but not be limited to, the following topics:</p> <ul style="list-style-type: none"> • Information on the location of eelgrass beds in the vicinity of Alameda Island, as well as the greater central Bay and the importance of protecting and avoiding these sensitive habitats (e.g., by not anchoring in or boating through them) • Marinas and safe anchoring locations in the Bay where boaters may dock or anchor their vessels • Common sources of pollution from boats and marinas and outline relevant regulations and clean boating policies • Information on proper and legal waste handling in the Bay and facilities for onshore disposal • Information on invasive species and their impact on Bay marine ecosystems and preventative steps that boaters should take to prevent the introduction or spread of invasive 						

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<p>species into the Bay</p> <ul style="list-style-type: none"> Federal and state regulations prohibiting the harassment of marine mammals Information on the watercraft exclusion zones and no wake zones in effect for the waters off Alameda Island and any other buffer zones established in other Bay locations to protect sensitive biological resources (e.g., Breakwater Island, other bird nesting sites, harbor seal haul outs) Information about onsite and nearby environmental services that support clean boating practices (such as the locations 						
E. Biological Resources (cont.)						
<p>of sewage pumpouts, oil change facilities, used oil recycling centers, bilge pumpouts, absorbent pad distribution and spent pad collection, and boat-to-boat environmental services)</p> <ul style="list-style-type: none"> Information regarding the importance of keeping plastic and other trash out of Bay waters Signage regarding locations of waste collection containers posted at the marina 						
<p>Mitigation Measure 4.E-2c: (Invasive Species Control Plan) The City shall require that the project applicant develop and implement a Marine Invasive Species Control Plan prior to commencement of any in-water work including, but not limited to, construction of piers and seawalls, dredging, pile driving, and construction of new stormwater outfalls. The plan shall be prepared in consultation with the United States Coast Guard (USCG), RWQCB, and other relevant state agencies. Provisions of the plan shall include but not be limited to the following:</p> <ul style="list-style-type: none"> Environmental training of construction personnel involved in in-water work Actions to be taken to prevent the release and spread of marine invasive species, especially algal species such as <i>Undaria</i> and <i>Sargasso</i> Procedures for the safe removal and disposal of any invasive taxa observed on the removed structures prior to disposal or reuse of pilings, docks, wave attenuators, and 	<p>In-water construction for piers and seawalls, dredging, pile driving, and stormwater outfalls.</p>	<p>Project applicant shall develop and implement a Marine Invasive Species Control Plan during construction of in-water work.</p> <p>Project applicant will prepare a post-construction report and submit to the City, USCG, and RWQCB.</p>	<p>City of Alameda Community Development; USCG; RWQCB and other relevant state agencies</p>	<p>Review and approve Marine Invasive Species Control Plan.</p> <p>Ensure the provisions of the approved plan are implemented, including preparation of a post-construction.</p>	<p>Prior to issuance of building permit(s) and during construction</p>	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<p>other features</p> <ul style="list-style-type: none"> The onsite presence of qualified marine biologists to assist the contractor in the identification and proper handling of any invasive species on removed Port equipment or materials A post-construction report identifying which, if any, invasive species were discovered attached to equipment and materials following removal from the water, and describing the treatment/handling of identified invasive species. Reports shall be submitted to the City, as well as the USCG and the RWQCB if requested by the agencies. 						
E. Biological Resources (cont.)						
<p>Mitigation Measure 4.E-3a: (Wetlands) Prior to issuance of final grading or building permits that include work within or in the vicinity of jurisdictional waters, the City shall confirm that the project applicant has obtained all necessary wetland permits and shall further ensure that the project applicant implements measures to avoid or minimize adverse effects on jurisdictional waters and sensitive natural communities. Specifically:</p> <ul style="list-style-type: none"> The existing wetlands in the Northwest Territories shall be preserved and incorporated into compatible open space uses to the maximum extent feasible. Wetlands to be avoided shall be protected by setbacks throughout project construction. Based on recommendations in the <i>Baylands Ecosystem Habitat Goals</i> (Goals Project, 1999) a minimum 300-foot wetland buffer shall be incorporated into project design wherever possible to protect water quality and the wildlife that use the wetlands. Where existing uses preclude the establishment of a 300 foot or larger buffer-, the largest buffer possible shall be established. Buffer width should be determined by considering the quality of the wetlands, actual or potential wildlife use, existing and proposed future uses, amount and type of vegetation within the buffer, and angle and direction of slope in proximity to the wetland (McElfish et al. 2008). Open space uses shall incorporate these buffers in the siting of recreational trails and development of facilities to ensure the wetlands and the wildlife that use them are adequately buffered from recreational uses. 	<p>Proposed activities within or in the vicinity of jurisdictional waters in Northwest Territories, Runway Wetlands and West Wetlands areas</p>	<p>Project applicant shall obtain all necessary wetland permits.</p> <p>Project applicant shall implement measures to avoid or minimize adverse effects on jurisdictional waters and sensitive natural communities.</p> <p>Project applicant will implement measures to avoid or minimize adverse effects on jurisdictional waters and sensitive natural communities as identified in Mitigation Measure 4.E-3a.</p>	<p>City of Alameda Community Development Department</p>	<p>Confirm all necessary wetland permits have been obtained.</p> <p>Ensure implementation of measures to avoid sensitive natural communities.</p>	<p>Prior to issuance of final grading or building permit(s) and during construction.</p>	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<ul style="list-style-type: none"> During project construction, areas to be avoided and provided with setbacks pursuant to the provisions described above shall be further protected by best management practices (BMPs), as described in Mitigation Measure 4.E-3b, below. Such measures shall include the installation of silt fencing, straw wattles, or other appropriate erosion and sediment control methods or devices along roads and at the 100-foot setback limits. To minimize impacts on wetlands and other waters, equipment such as backhoes and cranes used for installation of rip-rap or other shore stabilization measures along the Bay shoreline shall operate from dry land where possible. Any construction operations within Bay waters shall be barge-mounted or use other water-based equipment such as scows, derrick barges, and tugs. 						
E. Biological Resources (cont.)						
<p>Mitigation Measure 4.E-3b: (BMPs for Wetlands) Standard BMPs shall be employed to avoid degradation of aquatic habitat and wetlands by maintaining water quality and controlling erosion and sedimentation during construction as required by compliance with the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities (see also Section 4.H, <i>Hydrology and Water Quality</i>, of this EIR, which addresses impacts on water quality).</p> <p>BMPs shall include, but not be limited to, the following: (1) installing silt fencing between wetlands and aquatic habitat and construction-related activities, (2) locating fueling stations away from potentially jurisdictional features, and (3) otherwise isolating construction work areas from any identified jurisdictional features. In addition, BMPs to avoid impacts on water quality resulting from dredging or other activities within open waters that are identified in the <i>Long-term Management Strategy for the Placement of Dredged Material in the San Francisco Bay Region</i> (LTMS) (Corps, 2001) shall be implemented. These BMPs include silt fencing and gunderbooms or other appropriate methods for keeping dredged materials or other sediments from leaving a project site.</p>	Proposed activities within or in the vicinity of jurisdictional waters in Northwest Territories, Runway Wetlands and West Wetlands areas	Project applicant shall comply with the NPDES General Permit for Construction through implementation of BMPs described in Mitigation Measure 4.E-3b.	City of Alameda Community Development Department	Ensure that Project applicant implements applicable BMPs and complies with NPDES General Permit.	During construction	
<p>Mitigation Measure 4.E-3c: (Wetland Mitigation and Monitoring Plan) Where disturbance to jurisdictional waters cannot be avoided, compensation shall be provided at a minimum 1:1 ratio for temporary impacts and permanent loss. Actual compensatory mitigation ratios will be specified in project permits issued by the Corps, RWQCB, and BCDC. Where</p>	Proposed activities within or in the vicinity of jurisdictional waters in	Project applicant shall develop a mitigation plan to compensate disturbance to jurisdictional waters at a minimum 1:1 ratio by either (1) developing an onsite	City of Alameda Community Development Department; Corps; RWQCB; BCDC	Review of construction specifications to ensure it includes wetland replaced or restored at a minimum 1:1 ratio for temporary and permanent loss.	Prior to issuance of grading permit	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<p>applicable, compensation shall be detailed on a project-specific basis and shall include development of an onsite wetland mitigation and monitoring plan, which shall be developed prior to the start of the first phase of development or in coordination with permit applications and/or conditions. Alternatively, off-site mitigation may be pursued through an approved mitigation bank, although this option may result in a higher mitigation ratio. At a minimum, such plans shall include:</p> <ul style="list-style-type: none"> • Baseline information, including a summary of findings for the most recent wetland delineation applicable to the project site; • Anticipated habitat enhancements to be achieved through compensatory actions, including mitigation site location (onsite enhancement or offsite habitat creation) and hydrology; 	Northwest Territories, Runway Wetlands and West Wetlands areas	wetland mitigation monitoring plan or (2) pursue off-site mitigation options. Ensure that mitigation plan incorporates items described in Measure 4.E-3c.		Review compensation plan to ensure incorporation of items described in Mitigation Measure 4.E-3c.		
E. Biological Resources (cont.)						
<ul style="list-style-type: none"> • Performance and success criteria for wetland creation or enhancement including, but not limited to, the following³: <ul style="list-style-type: none"> – At least 70 percent survival of installed plants for each of the first three years following planting. – Performance criteria for vegetation percent cover in Years 1-4 as follows: at least 10 percent cover of installed plants in Year 1; at least 20 percent cover in Year 2; at least 30 percent cover in Year 3; at least 40 percent cover in Year 4. – Performance criteria for hydrology in Years 1-5 as follows: Fourteen or more consecutive days of flooding, ponding, or a water table 12 inches or less below the soil surface during the growing season at a minimum frequency of three of the five monitoring years; OR establishment of a prevalence of wetland obligate plant species. – Invasive plant species that threaten the success of created or enhanced wetlands should not contribute relative cover greater than 35 percent in Year 1, 20 percent in Years 2 and 3, 15 percent in Year 4, and 10 percent in Year 5. – If necessary, supplemental water shall be provided by a water truck for the first two years following installation. Any supplemental water must be removed or turned off for a 						

³ Vegetation-related criteria listed here apply only mitigation required for impacts to vegetated wetlands and would not be required for mitigation required for impacts to unvegetated wetlands.

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<p>minimum of two consecutive years prior to the end of the monitoring period, and the wetland must meet all other criteria during this period. At the end of the five-year monitoring period, the wetland must be self-sufficient and capable of persistence without supplemental water.</p> <ul style="list-style-type: none"> At least 75 percent cover by hydrophytic vegetation at the end of the five-year monitoring period. In addition, wetland hydrology and hydric soils must be present and defined as follows: <ul style="list-style-type: none"> <i>Hydrophytic vegetation</i> – A plant community occurring in areas where the frequency and duration of inundation or soil saturation produce permanently or periodically saturated soils of sufficient duration to exert a controlling influence on the plant species present. 						
E. Biological Resources (cont.)						
<ul style="list-style-type: none"> <i>Wetland hydrology</i> – Identified by indicators such as sediment deposits, water stains on vegetation, and oxidized rhizospheres along living roots in the upper 12 inches of the soil, or satisfaction of the hydrology performance criteria listed above. <i>Hydric soils</i> – Soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions, which are often characterized by features such as redox concentrations, which form by the reduction, translocation, and/or oxidation of iron and manganese oxides. Hydric soils may lack hydric indicators for a number of reasons. In such cases, the same standard used to determine wetland hydrology when indicators are lacking can be used. Five years after any wetland creation, a wetland delineation shall be performed to determine whether created wetlands are developing according to the success criteria outlined in the project permits. If they are not, remedial measures such as re-planting and or re-design and construction of the created wetland shall be taken to ensure that the Project's mitigation obligations are met. If permanent and temporary impacts on jurisdictional waters cannot be compensated onsite through the restoration or enhancement of wetland features incorporated within proposed open space areas, the specific project applicant 						

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
shall provide additional compensatory mitigation for these habitat losses. Potential options include the creation of additional wetland acreage onsite or the purchase of offsite mitigation. Offsite compensatory mitigation would be required to fulfill the performance standards described above.						
Mitigation Measure 4.E-4a: (Marine Craft Access Corridor) The City shall deploy buoys between Breakwater Island and the shoreline to create a 500-foot access corridor for all marine craft, including pleasure crafts and ferries, under non-emergency situation, in order to minimize disturbance to biological habitat on the shoreline and on the breakwater. Signs shall be posted that include a speed limit of 10 mph on the harbor side of Breakwater Island.	Between Breakwater Island and the shoreline	City shall deploy buoys between Breakwater Island and the shoreline. City shall install signs that include speed limit on the harbor side of Breakwater Island.	City of Alameda Community Development Department	Ensure that buoys and speed limit signage get installed.	During or after construction of marina and ferry terminal are complete.	
E. Biological Resources (cont.)						
Mitigation Measure 4.E-4b: (Bird Strike Mitigation) Prior to the issuance of the first building permit for each new building, or for any exterior renovation that would increase the surface area of glazing by 50 percent or more or that would replace 50 percent or more of existing glazing, the City shall require that the project applicant retain a qualified biologist experienced with bird strike issues to review and approve the design of the building to ensure that it sufficiently minimizes the potential for bird strikes. The City may also consult with resource agencies such as the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, or others, as it determines to be appropriate during this review. The project applicant shall provide to the City a written description of the measures and features of the building design that are intended to address potential impacts on birds. The design shall include some of the following measures or measures that are equivalent to, but not necessarily identical to, those listed below, as new, more effective technology for addressing bird strikes may become available in the future: <ul style="list-style-type: none"> • Employ design techniques that create “visual noise” via cladding or other design features that make it easy for birds to identify buildings as such and not mistake buildings for open sky or trees; • Decrease continuity of reflective surfaces using “visual marker” design techniques, which techniques may include: <ul style="list-style-type: none"> – Patterned or fritted glass, with patterns at most 28 centimeters apart, 	All sites where new building construction occurs	Project applicant shall retain a qualified biologist to review and approve design of buildings for potential impacts on birds related to bird strike, lighting, and placement of rooftop antennae and other rooftop elements. Project applicant shall provide educational materials to building tenants and occupants, hotel guests, and residents encouraging them to minimize light transmission from windows. Project applicant or City shall document activities undertaken per this mitigation measure. Project applicant or City shall maintain records that include the written descriptions provided by the building developer of the measures and features of the design for each building	City of Alameda Community Development Department; CDFW; USFWS	Review submittal and documentation of measures and features incorporated to address potential impacts on birds. Ensure that education materials get distributed to building tenants, occupants, hotel guests, and residents appropriately. Ensure proper documentation of activities prescribed by Measure 4.E-4b.	Prior to issuance of building permit(s)	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<ul style="list-style-type: none"> One-way films installed on glass, with any picture or pattern or arrangement that can be seen from the outside by birds but appear transparent from the inside, Geometric fenestration patterns that effectively divide a window into smaller panes of at most 28 centimeters, and/or Decals with patterned or abstract designs, with the maximum clear spaces at most 28 centimeters square. <ul style="list-style-type: none"> Up to 60 feet high on building facades facing the shoreline, decrease reflectivity of glass, using design techniques such as plastic or metal screens, light-colored blinds or curtains, frosting of glass, angling glass towards the ground, UV-A glass, or awnings and overhangs; 		that are intended to address potential impacts on birds, and the recommendations and memoranda prepared by the qualified biologist experienced with bird strikes.				
E. Biological Resources (cont.)						
<ul style="list-style-type: none"> Eliminate the use of clear glass on opposing or immediately adjacent faces of the building without intervening interior obstacles such that a bird could perceive its flight path through the glass to be unobstructed; Mute reflections in glass using strategies such as angled glass, shades, internal screens, and overhangs; and Place new vegetation sufficiently away from glazed building facades so that no reflection occurs. Alternatively, if planting of landscapes near a glazed building façade is desirable, situate trees and shrubs immediately adjacent to the exterior glass walls, at a distance of less than 3 feet from the glass. Such close proximity will obscure habitat reflections and will minimize fatal collisions by reducing birds' flight momentum. <p>Lighting. In addition to implementation of the City/VA Lighting MOA, the project applicant shall similarly ensure that the design and specifications for buildings implement design elements to reduce lighting usage, change light direction, and contain light. These include, but are not limited to, the following general considerations that should be applied wherever feasible throughout Alameda Point to reduce night lighting impacts on species other than least terns:</p> <ul style="list-style-type: none"> Avoid installation of lighting in areas where not required for public safety Examine and adopt alternatives to bright, all-night, floor-wide lighting when interior lights would be visible from the 						

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
exterior or exterior lights must be left on at night, including: <ul style="list-style-type: none"> – Installing motion-sensitive lighting – Installing task lighting – Installing programmable timers – Installing fixtures that use lower-wattage, sodium, and yellow-red spectrum lighting. <ul style="list-style-type: none"> • Install strobe or flashing lights in place of continuously burning lights for any obstruction lighting. • Where exterior lights are to be left on at night, install fully shielded lights to contain and direct light away from the sky. 						
E. Biological Resources (cont.)						
<p>Antennae, Monopole Structures, and Rooftop Elements. The City shall ensure, as a condition of approval for every building permit, that buildings minimize the number of and co-locate rooftop-antennas and other rooftop equipment, and that monopole structures or antennas on buildings, in open areas, and at sports and playing fields and facilities do not include guy wires.</p> <p>Educating Residents and Occupants. The City shall ensure, as a condition of approval for every building permit, that the project applicant agrees to provide educational materials to building tenants and occupants, hotel guests, and residents encouraging them to minimize light transmission from windows, especially during peak spring and fall migratory periods, by turning off unnecessary lighting and/or closing window coverings at night. The City shall review and approve the educational materials prior to building occupancy.</p> <p>Documentation. The project applicant and/or City shall document undertaking the activities described in this mitigation measure and maintain records that include, among others, the written descriptions provided by the building developer of the measures and features of the design for each building that are intended to address potential impacts on birds, and the recommendations and memoranda prepared by the qualified biologist experienced with bird strikes who reviews and approves the design of any proposed projects to ensure that they sufficiently minimize the potential for bird strikes.</p>						
Mitigation Measure 4.E-4c: (Breeding Birds) The City shall require project applicants to conduct pre-construction breeding	Northwest Territories	Project applicant shall conduct pre-construction	City of Alameda Community	Review construction specifications to ensure	Prior to issuance of building	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<p>bird surveys for projects proposed in areas containing, or likely to contain, habitat for nesting birds as a condition of approval for any development-related permit. Specific measures to avoid and minimize impacts on nesting birds include, but are not limited to, those described below.</p> <ul style="list-style-type: none"> To avoid and minimize potential impacts on nesting raptors and other birds, preconstruction surveys shall be performed not more than one week prior to initiating vegetation removal and/or construction activities during the breeding season (i.e., February 1 through August 31) 	and the Federal Property, Breakwater Island, and trees, shrubs, and buildings throughout Alameda Point	<p>breeding bird surveys.</p> <p>Project applicant shall implement identified avoidance and minimization measures for nesting bird impacts.</p>	Development Department	<p>incorporation of nesting bird avoidance and minimization measures.</p> <p>Monitor to ensure implementation of avoidance and minimization measures during construction.</p>	permit(s) and during construction	
E. Biological Resources (cont.)						
<ul style="list-style-type: none"> To avoid and minimize potential impacts on nesting raptors and other birds, a no-disturbance buffer zone shall be established around active nests during the breeding season until the young have fledged and are self-sufficient, when no further mitigation would be required Typically, the size of individual buffers ranges from a minimum of 250 feet for raptors to a minimum of 50 feet for other birds but can be adjusted based on an evaluation of the site by a qualified biologist in cooperation with the USFWS and/or CDFW Birds that establish nests after construction starts are assumed to be habituated to and tolerant of the indirect impacts resulting from construction noise and human activity. However, direct take of nests, eggs, and nestlings is still prohibited and a buffer must be established to avoid nest destruction. If construction ceases for a period of more than two weeks, or vegetation removal is required after a period of more than two weeks has elapsed from the preconstruction surveys, then new nesting bird surveys must be conducted. 						
<p>Mitigation Measure 4.E-4d: (Burrowing Owl) The City shall ensure that any project applicant for work on City property in the Northwest Territories or on Bay Trail construction through the Federal Property implements the following measures to avoid and minimize impacts on burrowing owl:</p> <p>a) Prior to the issuance of grading or building permits, protocol surveys for burrowing owl shall be conducted by a qualified biologist. The survey methodology shall be consistent with</p>	Northwest Territories or Bay Trail	<p>Project applicant shall implement measures to avoid and minimize impacts on burrowing owls.</p> <p>Project applicant shall obtain a qualified wildlife biologist to conduct protocol surveys for burrowing owls</p>	City of Alameda Community Development Department and CDFW.	<p>Review construction plan and specifications to ensure inclusion of burrowing owl protection measures.</p> <p>City and CDFW to review protocol survey results and ensure that biologist conducts pre-construction surveys of</p>	Prior to issuance of building permit(s) and Bay Trail construction, prior to construction, and during construction.	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<p>the methods outlined in the California Department of Fish and Wildlife (CDFW) <i>Staff Report on Burrowing Owl Mitigation</i> (CDFG March 2012) and shall consist of walking parallel transects 7 to 20 meters apart, adjusting for vegetation height and density as needed, and noting any potential burrows with fresh burrowing owl sign or presence of burrowing owls. A copy of the survey results shall be submitted to the City and CDFW.</p> <p>b) In areas positive for burrowing owl presence the Lead Biologist or biological monitor shall be onsite during all construction activities in potential burrowing owl habitat.</p>		<p>consistent with CDFW's methodology. Submit copy of the survey results to City and CDFW.</p> <p>Qualified biologist shall conduct pre-construction surveys of project impact areas not more than 14 days prior to construction.</p>		<p>the project impact areas.</p> <p>City will monitor to ensure that a biological monitor is onsite at areas positive for burrowing owl presence during all construction activities.</p> <p>City will monitor to ensure that applicant/ qualified biologist implements owl avoidance and minimization measures.</p>		
E. Biological Resources (cont.)						
<p>c) A qualified wildlife biologist (i.e., a wildlife biologist with previous burrowing owl survey experience) shall conduct pre-construction surveys of the permanent and temporary impact areas to locate active breeding or wintering burrowing owl burrows not more than 14 days prior to construction and/or prior to exclusion fencing installation. The survey methodology shall be consistent with the methods outlined in the <i>Staff Report</i>.</p> <p>d) If no burrowing owls are detected, no further mitigation is necessary. If burrowing owls are detected, no ground-disturbing activities, such as road construction or installation of solar arrays or ancillary facilities, shall be permitted within the distances specified in Table 4.E-3 from an active burrow during the nesting and fledging seasons (April 1 to August 15 and August 16 to October 15, respectively), unless otherwise authorized by CDFW. The specified buffer distance ranges from 656 feet to 1,640 feet, according to the time of year and the level of disturbance. Buffers shall be established in accordance with Table 4.E-3 and occupied burrows shall not be disturbed during the nesting season unless a qualified biologist approved by CDFW, verifies through noninvasive methods that either: (1) the birds have not begun egg-laying and incubation; or (2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. Burrowing owls shall not be moved or excluded from burrows during the breeding season (April 1 to October 15).</p> <p>e) During the nonbreeding (winter) season (October 16 to March 31), consistent with Table 4.E-3, ground-disturbing work shall maintain a distance ranging from 164 feet to</p>		<p>If burrowing owls are detected, project applicant will abide by measures described in Mitigation Measure 4.E-4d, including establishment of buffers, site monitoring, excavation of burrows using hand tools, and prepare monthly and final compliance reports.</p>		<p>City and CDFW will review monthly and final compliance reports.</p>		

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
1,640 feet from any active burrows depending on the level of disturbance. If active winter burrows are found that would be directly affected by ground-disturbing activities, owls can be displaced from winter burrows according to recommendations made in the <i>Staff Report</i> . If active winter burrows are found that would not be directly affected and it is not possible to establish a buffer in accordance with Table 4.E-3 then owls shall not be evicted and the largest buffer possible shall be established in consultation with CDFW.						
E. Biological Resources (cont.)						
<p>f) Burrowing owls should not be excluded from burrows unless or until a Burrowing Owl Exclusion Plan is developed by the project applicant approved by CDFW, and submitted to the City. The plan shall include, at a minimum:</p> <ul style="list-style-type: none"> i. Confirmation by site surveillance that the burrow(s) is empty of burrowing owls and other species preceding burrow scoping; ii. Type of scope to be used and appropriate timing of scoping to avoid impacts; iii. Occupancy factors to look for and what shall guide determination of vacancy and excavation timing (e.g., one-way doors should be left in place 48 hours to ensure burrowing owls have left the burrow before excavation, visited twice daily and monitored for evidence that owls are inside and can't escape). iv. Methods for burrow excavation. Excavation using hand tools with refilling to prevent reoccupation is preferable whenever possible (may include using piping to stabilize the burrow to prevent collapsing until the entire burrow has been excavated and it can be determined that no owls reside inside it); v. Removal of other potential owl burrow surrogates or refugia onsite; vi. Photographing the excavation and closure of the burrow to demonstrate success and sufficiency; vii. Monitoring of the site to evaluate success and, if needed, to implement remedial measures to prevent subsequent owl use and to avoid take; viii. Methods to ensure the impacted site shall continually be 						

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
made inhospitable to burrowing owls and fossorial mammals (e.g., by allowing vegetation to grow tall, heavy disking, or immediate and continuous grading) until development is complete.						
g) Site monitoring shall be conducted prior to, during, and after exclusion of burrowing owls from their burrows sufficient to ensure take is avoided. Daily monitoring shall be conducted for one week to confirm young of the year have fledged if the exclusion occurs immediately after the end of the breeding season.						
E. Biological Resources (cont.)						
h) In accordance with the Burrowing Owl Exclusion Plan a qualified wildlife biologist shall excavate burrows using hand tools. Sections of flexible plastic pipe or burlap bag shall be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow. One-way doors shall be installed at the entrance to the active burrow and other potentially active burrows within 160 feet of the active burrow. Forty-eight hours after the installation of the one-way doors, the doors can be removed, and ground-disturbing activities can proceed. Alternatively, burrows can be filled to prevent reoccupation. Excluded burrowing owls shall be documented if observed using artificial or natural burrows on an adjoining mitigation site (if able to confirm by band re-sight).						
i) During construction activities, monthly and final compliance reports shall be provided to CDFW, and the City documenting the effectiveness of mitigation measures and the level of burrowing owl take associated with the proposed project.						
j) Should burrowing owls be found onsite, compensatory mitigation for lost breeding and/or wintering habitat shall be implemented on-site or off-site in accordance with burrowing owl <i>Staff Report</i> guidance and in consultation with CDFW. The project applicant or its contractor shall prepare a Burrowing Owl Habitat Mitigation Plan and, at a minimum, the following recommendations shall be implemented:						
i. Temporarily disturbed habitat shall be restored, if feasible, to pre-project conditions, including decompacting soil and revegetation.						
ii. Permanent impacts to nesting, occupied and satellite burrows and/or burrowing owl habitat shall be mitigated						

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<p>such that the habitat acreage, number of burrows and burrowing owl impacted are replaced based on a site-specific analysis and shall include:</p> <p>a. Permanent conservation of similar grassland habitat to provide for burrowing owl nesting, foraging, wintering, and dispersal (i.e., during breeding and non-breeding seasons) comparable to or better than that of the impact area, and with sufficiently large acreage, and presence of fossorial mammals.</p>						
E. Biological Resources (cont.)						
<p>1. Mitigation lands should be on, adjacent or proximate to the impact site where possible and where habitat is sufficient to support the number of burrowing owls present.</p> <p>2. The CDFW shall be consulted when determining off-site mitigation acreages.</p> <p>b. Permanent protection of mitigation land through a conservation easement deeded to a nonprofit conservation organization or public agency with a conservation mission. If the project is located within the service area of a CDFW approved burrowing owl conservation bank, burrowing owl conservation bank credits may be purchased.</p> <p>c. Development and implementation of a mitigation land management plan in accordance with burrowing owl <i>Staff Report</i> guidelines to address long-term ecological sustainability and maintenance of the site for burrowing owls.</p> <p>d. Funding the maintenance and management of mitigation land through the establishment of a long-term funding mechanism such as an endowment.</p> <p>k) Habitat shall not be altered or destroyed, and burrowing owls shall not be excluded from burrows, until mitigation lands have been secured, are managed for the benefit of burrowing owls according to CDFW-approved management, monitoring and reporting plans, and the endowment or other long-term funding mechanism is in place or security is provided until these measures are completed.</p> <p>l) Copies of all completed survey reports and plans shall be</p>						

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
submitted to the City and the CDFW.						
Mitigation Measure 4.E-4e: (Noise Mitigation Measures for Breeding Birds) The City shall ensure that project construction activities on City property that would result in noise levels exceeding existing maximum ambient noise levels in the Northwest Territories or as measured on the Federal Property by more than 10 dBA and/or generally exceeding 60 dBA will avoid and minimize adverse effects on California least tern and other breeding bird reproductive success through one or more of the following measures:	Northwest Territories	Project applicant will implement measures to avoid and minimize adverse effects on California least tern and other breeding bird reproductive success	City of Alameda Community Development Department	Ensure that avoidance and minimization measures for California least tern and other breeding bird are incorporated in construction specifications and that measures are implemented during construction.	Prior to and during construction.	
E. Biological Resources (cont.)						
a) Demolition and construction on City owned property in the Northwest Territories directly adjacent to the Federal Property, and construction of the Bay Trail on Federal Property shall take place in September-January, outside the general bird breeding season of February through August, to the extent feasible. When such work is unavoidable, solid plywood fences shall be constructed between the project site and sensitive wildlife habitat prior to initiation of construction to serve as noise attenuation barriers. The fencing shall be a minimum of 8 feet in height. The fences shall shield the breeding birds from major noise generating phases of demolition and;						
b) In all other areas, major noise generating phases of demolition and construction that would exceed ambient noise levels as measured in the Federal Property by more than 10 dBA shall take place in September-January, outside the general bird breeding season of February through August; OR solid plywood fences shall be constructed as described above.						
Mitigation Measure 4.E-4f: (Open Refuse Containers) The City shall prohibit open refuse containers that contain food waste throughout the project area. This prohibition shall be incorporated into the terms and conditions of all City approvals for future development at Alameda Point.	All planning sub-areas adjacent to the Federal Property	The City will prohibit placement of open refuse containers that contain food waste.	City of Alameda Community Development Department	City to ensure that measure is implemented.	After construction is complete.	
F. Air Quality and Greenhouse Gases						
Mitigation Measure 4.F-1a: (Fugitive Dust) The following BAAQMD Best Management Practices for fugitive dust control will be required for all construction activities within the project area. These measures will reduce fugitive dust emissions	All sites	Project applicant shall incorporate the BAAQMD BMPs for fugitive dust control in construction	City of Alameda Community Development Department	Review construction specifications for inclusion of BAAQMD BMPs.	Prior to issuance of building permit(s) and on-going during	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<p>primarily during soil movement, grading and demolition activities, but also during vehicle and equipment movement on unpaved project sites:</p> <p>Basic Controls that Apply to All Construction Sites</p> <ol style="list-style-type: none"> 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 		<p>specifications.</p> <p>Project applicant shall implement BMPs during construction.</p>		Monitor to ensure that BMPs are implemented during construction.	construction.	
F. Air Quality and Greenhouse Gases (cont.)						
<ol style="list-style-type: none"> 3. 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. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. All streets, 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. 6. 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 CCR). Clear signage shall be provided for construction workers at all access points. 7. 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. 8. A publicly visible sign shall be posted with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations. 						
Mitigation Measure 4.F-1.b: (Construction Exhaust) The following control measures for construction emissions will be	All sites	Project applicant shall incorporate control	City of Alameda Community	Review construction specifications to ensure	Prior to issuance of building	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<p>required for all construction activities within the project area:</p> <ul style="list-style-type: none"> 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. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes. Clear signage shall be provided for construction workers at all access points. 		<p>measures for construction emissions in construction specifications.</p> <p>Project applicant shall implement control measures during construction.</p>	Development Department	<p>incorporation of control measures for construction emissions.</p> <p>Monitor to ensure that construction exhaust measures are implemented during construction.</p>	permit(s) and during construction.	
F. Air Quality and Greenhouse Gases (cont.)						
<ul style="list-style-type: none"> The Project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NOx reduction and 45 percent PM reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available. (The Level 3 Verified Diesel Emissions Control (VDEC) required under Mitigation Measure 4.F-1d would also comply with this measure) Require that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOx and PM. Require all contractors to use equipment that meets CARB's most recent certification standard for off-road heavy duty diesel engines 						
<p>Mitigation Measure 4.F-1c: (Demolition Controls) Demolition and disposal of any asbestos containing building material shall be conducted in accordance with the procedures specified by Regulation 11, Rule 2 (Asbestos Demolition, Renovation and Manufacturing) of BAAQMD's regulations.</p>	Demolition sites	<p>Project applicant shall incorporate BAAQMD's Regulation 11, Rule 2 procedures in construction specifications.</p> <p>Project applicant shall implement measures as outlined in Regulation 11, Rule 2 of BAAQMD's</p>	City of Alameda Community Development Department	<p>Review construction specifications to ensure incorporation of BAAQMD's measures for the demolition and disposal of asbestos.</p> <p>Ensure Project applicant complies with Regulation 11, Rule 2 procedures of BAAQMD's regulations.</p>	Prior to and during construction.	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
		regulations.				
Mitigation Measure 4.F-1d: (Toxic Air Contaminants and PM2.5) The project sponsors shall ensure that construction contract specifications include a requirement that all off-road construction equipment used for project improvements be equipped with a Level 3 Verified Diesel Emissions Control (VDEC), which would reduce diesel particulate emissions by at least 85 percent.	All sites	Project applicant shall incorporate toxic air contaminants and PM2.5 measure in construction contract specifications. Project applicant will use off-road construction equipment with a Level 3 Verified Diesel Emissions Control.	City of Alameda Community Development Department	Review construction specifications to ensure that toxic air contaminants and PM2.5 measure is incorporated. Ensure that Project applicant uses off-road construction equipment with a Level 3 Verified Diesel Emissions Control.	Prior to and during construction.	
F. Air Quality and Greenhouse Gases (cont.)						
Mitigation Measure 4.F-1.e: (Delayed Occupancy) Health risks from construction-related emissions to new residences proposed under the project shall be minimized by delaying issuance of occupancy permits for new residential until after the completion of construction activities at adjacent buildings upwind in prevailing west and northwest winds during individual development phases of the project.	New residential areas	Project applicant shall delay occupancy until after completion of construction activities at adjacent buildings.	City of Alameda Community Development Department	Ensure that occupancy is delayed until after completion of construction activities at adjacent buildings.	Prior to issuance of occupancy permit(s)	
Mitigation Measure 4.F-2: (Greenhouse Gas Reduction Measures) The following measures shall be incorporated into the project design for properties within the project area: <ul style="list-style-type: none"> Implement a Transportation Demand Management (TDM) program, as described in detail in Mitigation Measure 4.C.1a in Section 4.C, Transportation. Require only natural gas hearths in residential units as a condition of final building permit; Require smart meters and programmable thermostats; Meet Green Building Code standards in all new construction; Install solar water heaters for all uses as feasible; Use recycled water when available; Install low-flow fixtures (faucets, toilets, showers); Use water efficient irrigation systems; and Institute recycling and composting services. 	All sites	Project applicant shall incorporate measures into project design documents.	City of Alameda Community Development Department	Ensure that project design documents incorporate measures identified in Mitigation Measure 4.F-2.	During design phase.	
Mitigation Measure 4.F-4: Implement Mitigation Measures	See Mitigation Measures 4.F-1a, 4.F-1b, and 4.F-1e.					

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
4.F-1a, 4.F-1b, and 4.F-1e.						
Mitigation Measure 4.F-7a: Implement Mitigation Measure 4.F-2.	See Mitigation Measure 4.F-2.					
Mitigation Measure 4.F-7b: (Fuel-Efficient Vehicles) The City shall promote use of clean fuel-efficient vehicles through preferential parking, installation of charging stations, and low emission electric vehicle carsharing programs to reduce the need to have a car or second car vehicles in the TDM Program.	Development areas	City shall require implementation of measures identified in Measure 4.F-7b.	City of Alameda Community Development Department			
Mitigation Measure 4.F-8: Implement Mitigation Measures 4.F-2 and 4.F-7b.	See Mitigation Measures 4.F-2 and 4.F-7b.					
G. Noise						
Mitigation Measure 4.G-1a: (Construction Hours) The City will require construction contractors to limit standard construction activities hours to be in compliance with the Noise Ordinance. Pile driving activities greater than 90 dBA limited to between 8:00 a.m. and 4:00 p.m. Monday through Friday. No pile driving shall be allowed on weekends and National holidays.	All sites	Project applicant and its contractor(s) to include noise limitations in construction specifications. Project applicant and its contractor(s) to comply with the Noise Ordinance and ensure that pile driving activities greater than 90 dBA are limited between 8:00 a.m. and 4:00 p.m. Monday through Friday.	City of Alameda Community Development Department	Review construction specifications to ensure measure is incorporated; inspection to ensure conformance.	Prior to issuance of grading or building permit(s); inspection during construction	
Mitigation Measure 4.G-1b: (Construction Noise Measures) To reduce daytime noise impacts due to construction, the City will require construction contractors to implement the following measures: • Equipment and trucks used for project construction will utilize the best available noise control techniques, such as improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible. Impact tools (i.e., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust will be used: this muffler can lower	All sites	Project applicant and its contractor(s) shall use best available noise-control techniques described and locate stationary noise sources as far from adjacent receptors as possible.	City of Alameda Community Development Department	Require use of noise-control techniques in building permit; inspect construction site to confirm adherence to those requirements.	Prior to issuance of grading building permit(s); inspect during construction	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<p>noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves will be used where feasible, and this could achieve a reduction of 5 dBA. Quieter procedures will be used, such as drills rather than impact equipment, whenever feasible.</p> <ul style="list-style-type: none"> Stationary noise sources will be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible. Haul routes that affect the fewest number of people will be selected. 						
G. Noise (cont.)						
<p>Mitigation Measure 4.G-1c: (Pile Driving Noise Attenuation Measures) Pile driving activities within 300 feet of sensitive receptors will require additional noise attenuation measures. Prior to commencing construction, a plan for such measures will be submitted for review and approval by the City to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures will include as many of the following control strategies as feasible:</p> <ul style="list-style-type: none"> Erect temporary plywood noise barriers if they would block the line of sight between sensitive receptors and construction activities, particularly for existing residences in the northern area of the project site and for residences across Main Street; Implement “quiet” pile driving technology (such as pre-drilling of piles or use of sonic pile drivers), where feasible, in consideration of geotechnical and structural requirements and conditions; and Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site. 	All sites	Project applicant and its contractor(s) shall prepare plan and submit to City; implement during construction.	City of Alameda Community Development Department	Review noise-attenuation plan and incorporate plan into building permit; inspect site during construction to confirm adherence to plan.	Prior to issuance of grading or building permit(s); inspect site during construction	
<p>Mitigation Measure 4.G-1d: (Complaint Tracking) Prior to the issuance of each building permit, along with the submission of construction documents, the project applicant will submit to the City a list of measures to respond to and track complaints pertaining to construction noise. These measures will include:</p> <ul style="list-style-type: none"> Signs will be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and a contact number with the City of Alameda in the event of noise complaints. The 	All development sites	Project applicant and its contractor(s) shall post construction information and track complaints pertaining to construction noise	City of Alameda Community Development Department	Review construction specifications to ensure conformance; inspection to ensure conformance	Prior to issuance of building permit(s)	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<p>project applicant will designate an onsite complaint and enforcement manager to track and respond to noise complaints; and</p> <ul style="list-style-type: none">Notification of neighbors within 300 feet of the project construction area at least 30 days in advance of pile-driving activities about the estimated duration of the activity.						
Mitigation Measure 4.G-2: Implement Mitigation Measures 4.G-1a through 4.G-1d.	See Mitigation Measures 4.G-1a through 4.G-1d.					
Mitigation Measure 4.G-3: To reduce automobile trips and associated automobile noise impacts, implement Mitigation Measure 4.C2a (TDM Program).	See Mitigation Measure 4.C-2a.					
G. Noise (cont.)						
Mitigation Measure 4.G-4: (Noise Ordinance) During individual project phase design preparation, the City will require a project applicant to comply with the Noise Ordinance and General Plan standards. These measures implement noise control measures to ensure that all non-transportation source operations comply with City standards and will include, but not be limited to, the following: <ul style="list-style-type: none">The proposed land uses will be designed so that on-site mechanical equipment (e.g., HVAC units, compressors, generators) and area-source operations (e.g., loading docks, parking lots, and recreational-use areas) are located as far as possible and/or shielded from nearby noise sensitive land uses to meet City noise standards.On-site landscape maintenance equipment will be equipped with properly operating exhaust mufflers and engine shrouds, in accordance with manufacturers' specifications.The following activities will be limited to the hours of 7:00 a.m. to 10:00 p.m. unless site-specific analysis confirms that noise impacts to sensitive receptors would be less-than-significant:<ul style="list-style-type: none">Truck deliveries;Operations of motor powered landscape maintenance equipment; andOutdoor use of amplified sound systems.	Commercial, loading docks, parks and sports complex	Project applicant and its contractor(s) shall incorporate operational noise control measures in project design phase documents.	City of Alameda Community Development Department	City shall ensure that design phase documents of individual projects incorporate operational noise control measures.	During design phase and prior to issuance of building permit(s)	
Mitigation Measure 4.G-5: (Noise Study and Design Measures) The City will require project sponsors for residential development	Residential	Project applicant shall obtain a qualified noise	City of Alameda Community	City shall review and approve noise study and ensure that	Prior to	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
to submit a detailed noise study, prepared by a qualified noise consultant, to determine design measures necessary to achieve acceptable interior noise levels at the proposed new residences. The study will be submitted to the City for review and approval. Design measures such as the following could be required, depending on the specific findings of the noise study: double-paned glass windows facing noise sources; solid-core doors; increased sound insulation of exterior walls (such as through staggered-or double-studs, multiple layers of gypsum board, and incorporation of resilient channels); weather-tight seals for doors and windows; or mechanical ventilation such as an air conditioning system.	sites	consultant to prepare a noise study. Noise consultant will prepare a noise study and determine design measures necessary to achieve acceptable interior noise levels at new residences.	Development Department	design measures would meet acceptable interior noise level standards.	construction.	
Mitigation Measure 4.G-6: Implement Mitigation Measures 4.G-3 and 4.G-5.	See Mitigation Measures 4.G-3 and 4.G-5.					
H. Geology, Soils, and Seismicity						
Mitigation Measure 4.H-1: (Geotechnical Investigation) Prior to approval of a building permit, a site specific, design-level geotechnical investigation shall be prepared for all proposed development on the project site. The investigation shall include detailed characterization of the distribution and compositions of subsurface materials and an assessment of their potential behavior during violent seismic ground-shaking. The analysis shall recommend site preparation and design parameters that would be necessary to avoid or substantially reduce structural damage under anticipated peak ground accelerations in accordance with seismic design requirements within the most current version of the California Building Code and Alameda Municipal Code. The investigation and recommendations shall be in conformance with all applicable city ordinances and policies and consistent with the design requirements of the calculated Seismic Design Category for each site in accordance with the California Building Code. The geotechnical report shall be prepared by a California-registered geotechnical engineer and approved by the City, and all recommendations contained in the report shall be included in the final design of the project. Mitigation Measure 4.H-1 would ensure that the proposed project would be designed to withstand strong seismic ground-shaking, and that the occupants of the proposed development are informed of safety procedures to follow in the event of an earthquake.	All proposed development sites	Project applicant shall obtain a California-registered geotechnical engineer to conduct design-level geotechnical investigation. Geotechnical engineer shall conduct geotechnical investigation, prepare a report and develop recommendations in accordance to Measure 4.H-1. Engineer shall ensure that recommendations conform to city ordinances and policies.	Project applicant and City of Alameda Community Development Department	City shall review and approve geotechnical report.	Prior to approval of building permit(s)	
Mitigation Measure 4.H-2: (Geotechnical Mitigation) Prior to issuance of a building permit, earthwork, foundation and structural design for proposed development under the project	All proposed development sites	Project applicant shall ensure that geotechnical investigation includes	Project applicant and City of Alameda Community	Ensure that geotechnical report addresses seismically-induced ground failures listed	Review mitigation strategies prior to incorporation into	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
shall be conducted in accordance with all recommendations contained in the required geotechnical investigation (Mitigation Measure 4.H-1a). The investigation must include an assessment of all potentially foreseeable seismically-induced ground failures, including liquefaction, sand boils, lateral spreading and rapid settlement. Mitigation strategies must be designed for the site-specific conditions of the project and must be reviewed for compliance with the guidelines of CGS Special Publication 117A prior to incorporation into the project. Examples of possible strategies include edge containment structures (berms, diked sea walls, retaining structures, compacted soil zones), removal or treatment of liquefiable soils, soil modification, modification of site geometry, lowering the groundwater table, in-situ ground densification, deep foundations, reinforced shallow foundations, and structural design that can accommodate predicted displacements.		assessment of all potentially foreseeable seismically-induced ground failures, including liquefaction, sand boils, lateral spreading and rapid settlement. Project applicant shall ensure that mitigation strategies are developed consistent with the guidelines of CGS Special Publication 117A.	Development Department	in the measure. Review and ensure that mitigation strategies are developed consistent with the guidelines of CGS Special Publication 117A.	the project. Prior to issuance of building permit(s).	
H. Geology, Soils, and Seismicity (cont.)						
Mitigation Measure 4.H-3: (Slope Stability Plan) Prior to issuance of a building or grading permit for any building located within 50 feet of the northern shoreline, a slope stability plan shall be prepared by a California-licensed geotechnical engineer or engineering geologist and all recommendations implemented in accordance with City requirements. The required geotechnical stability report plan shall determine the stabilization measures (e.g., cement/soil mixing, construction of a bulkhead wall) necessary to obtain acceptable factors of safety in accordance with California Geological Surveys Special Publication 117A. All construction activities and design criteria shall comply with applicable codes and requirements of the most recent California Building Code, and applicable City construction and grading ordinances.	Development within 50 feet of northern shoreline	Project applicant will obtain a California-licensed geotechnical engineer or engineering geologist to prepare a slope stability plan. Geotechnical engineer or engineering geologist will prepare a slope stability plan and determine stabilization measures. Implement approved stabilization measures during construction.	Project applicant and City of Alameda Community Development Department	Ensure that slope stability plan includes stabilization measures in accordance with California Geological Surveys Special Publication 117A. Ensure that construction activities and design criteria comply with applicable codes and requirements stated in most recent California Building Code.	Prior to issuance of building permit(s) and during construction.	
Mitigation Measure 4.H-4: (Settlement Mitigation) The required geotechnical report for each development project (Mitigation Measure 4.H-1a) shall determine the susceptibility of the project site to settlement and prescribe appropriate engineering techniques for reducing its effects. Where settlement and/or differential settlement is predicted, mitigation measures—such as lightweight fill, geofabric, surcharging, wick drains, deep foundations, structural slabs, hinged slabs, flexible utility connections, and utility hangers—shall be used. These measures shall be evaluated and the most effective, feasible, and economical measures shall be recommended. Engineering recommendations shall be included in the project engineering	All proposed development sites	Project applicant shall ensure that geotechnical investigation assesses the susceptibility of the site to settlement, prescribes engineering techniques for reducing its effects, and includes recommended mitigation measures. Project applicant will include recommendations in project	City of Alameda Community Development Department and registered geotechnical engineer.	Ensure that geotechnical report evaluates susceptibility of the site to settlement and that recommendations and mitigation measures are included. Registered geotechnical engineer will review and approve engineering recommendations. City will ensure that	During the design and construction phases.	

TABLE 1 (Continued)
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Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
and design plans, and be reviewed and approved by a registered geotechnical engineer. All construction activities and design criteria shall comply with applicable codes and requirements of the most recent California Building Code, and applicable City construction and grading ordinances.		engineering and design plans. Applicant will comply with all applicable codes and requirements during construction.		construction activities and design criteria comply with applicable codes and requirements.		
Mitigation Measure 4.H-5: (Expansive Soils Assessment) Prior to issuance of a building permit, subsurface earthwork (e.g., placement of engineered fill), shall be conducted in accordance with all recommendations contained in the required geotechnical investigation (Mitigation Measure 4.H-1). The geotechnical report must include an assessment of all potentially expansive soils that could adversely affect proposed improvements. Geotechnical strategies must be designed for the site-specific conditions of the project and must be reviewed for compliance with the requirements of the most recent California Building Code as well as any additional City of Alameda requirements.	All proposed development sites	Project applicant will ensure that geotechnical report includes assessment of expansive soils and strategies consistent with most recent California Building Code as well as any additional City of Alameda requirements.	City of Alameda Community Development Department	City will review and approve strategies/recommendations outlined in geotechnical report.	Prior to issuance of building permit(s)	
I. Hydrology and Water Quality (cont.)						
Mitigation Measure 4.I-1: (Water Quality Measures) The City shall ensure that project applicants for projects at Alameda Point implement the following measures as part associated with the extracted water during project construction: <ul style="list-style-type: none"> • The RWQCB could require compliance with certain provisions in the permit such as treatment of the flows prior to discharge. The project applicant shall discharge the extracted water to the sanitary sewer or storm drain system with authorization of and required permits from the applicable regulatory agencies, in this case the City of Alameda. • The project applicant shall comply with applicable permit conditions associated with the treatment of groundwater prior to discharge. • If necessary a dewatering collection and disposal method shall be prepared and implemented for the project. 	All proposed development sites	Project applicant will incorporate water quality measures in the construction specifications. Project applicant will obtain and comply with necessary permits from RWQCB and City of Alameda for any activities requiring discharge of extracted water to the sanitary sewer or storm drain system.	City of Alameda Community Development Department, RWQCB	RWQCB and City will review permit application for activities involving discharge or extracted water necessary during construction activities. Upon approval, City will monitor to ensure compliance with permit conditions.	Prior to construction	
Mitigation Measure 4.I-2: (Integrated Pest Management) The City shall ensure that future project applicants implement Integrated Pest Management measures to reduce fertilizer and pesticide contamination of receiving waters, as follows: <ul style="list-style-type: none"> • Prepare and Implement an Integrated Pest Management Plan (IPM) for all common landscaped areas. The IPM shall 	All proposed development sites	The Project applicant will incorporate Integrated Pest Management measures into construction specifications. The Project applicant will implement Integrated Pest	City of Alameda Community Development Department	City will ensure that the Integrated Pest Management measures are included in the construction specifications. City will monitor and ensure that Project applicant	Prior to construction and after construction.	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<p>be prepared by a qualified professional and shall recommend methods of pest prevention and turf grass management that use pesticides as a last resort in pest control. Types and rates of fertilizer and pesticide application shall be specified.</p> <ul style="list-style-type: none"> The IPM shall specify methods of avoiding runoff of pesticides and nitrates into receiving storm drains and surface waters or leaching into the shallow groundwater table. Pesticides shall be used only in response to a persistent pest problem that cannot be resolved by non-pesticide measures. Preventative chemical use shall not be employed. The IPM shall fully integrate considerations for cultural and biological resources into the IPM with an emphasis toward reducing pesticide application. 		Management measures including an integrated pest management plan.		implements pest management measures.		
I. Hydrology and Water Quality (cont.)						
<p>Mitigation Measure 4.I-6: (Flood Protection Measures) The City will require that any new construction within the Adaptive Reuse areas, prior to the installation of the proposed storm drain system and flood protection measures, would be constructed at an elevation of 1 foot above the 100-year flood risk elevation.</p>	Adaptive Reuse areas	Project applicant will incorporate the measure ensuring that construction of new facilities is at an elevation of 1 foot above the 100-year flood risk elevation.	City of Alameda Community Development Department	<p>City will review construction specifications to ensure that flood protection measure is included.</p> <p>City will monitor and inspect new facilities to ensure that facilities are at an elevation of 1 foot above the 100-year flood risk elevation.</p>	Prior to installation of proposed storm drain system and flood protection measures.	
<p>Mitigation Measure 4.I-8: (Sea-Level Protection) The City shall implement the following steps prior to project implementation:</p> <ul style="list-style-type: none"> Apply for membership in the National Flood Insurance Program (NFIP) Community Rating System (CRS), and as appropriate through revisions to the City Code, obtain reductions in flood insurance rates offered by the NFIP to community residents. Cooperate with FEMA in its efforts to comply with recent congressional mandates to incorporate predictions of sea level rise into its Flood Insurance Studies and FIRM. Implement climate adaptation strategies such as avoidance/planned retreat, enhance levees, setback levees to accommodate habitat transition zones, buffer zones and beaches, expanded tidal prisms for enhanced natural scouring 	All sites	<p>City will incorporate measures into construction plans and specifications.</p> <p>City will implement measures as stated in Measure 4.I-8.</p>	City of Alameda Community Development Department	<p>City shall ensure that structural design and adaptive measures are incorporated in construction plans and specifications.</p> <p>City will monitor to ensure implementation of measures.</p>	Prior to construction.	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
of channel sediments, raising and flood-proofing structures, or provisions for additional floodwater pumping stations, and inland detention basins to reduce peak discharges.						
J. Hazards and Hazardous Materials						
Mitigation Measure 4.J-1a: (Hazardous Building Material Assessment) Prior to issuance of any demolition permit, the project applicant shall submit to the City a hazardous building material assessment prepared by qualified licensed contractors for each structure intended for demolition indicating whether LBP or lead-based coatings, ACMs, and/or PCB-containing equipment are present.	Demolition areas	Project applicant will obtain a qualified licensed contractor to prepare and submit a hazardous building material assessment. Qualified contractor will prepare and submit hazardous building material assessment for the Project applicant and City's review.	City of Alameda Community Development Department	City will review the hazardous building material assessment.	Prior to issuance of demolition permit(s).	
J. Hazards and Hazardous Materials (cont.)						
Mitigation Measure 4.J-1b: (Health and Safety Plan) If the assessment required by Mitigation Measure 4.J-1a indicates the presence of LBP, ACMs, and/or PCBs, the project applicant shall create and implement a health and safety plan to protect demolition and construction workers and the public from risks associated with such hazardous materials during demolition or renovation of affected structures.	Demolition areas	Project applicant will prepare and implement a health and safety plan if Measure 4.J-1 indicates the presence of LBP, ACMs, and/or PCBs.	City of Alameda Community Development Department	City will review health and safety plan. City will monitor to ensure that the health and safety plan is implemented.	Prior to and during construction.	
Mitigation Measure 4.J-1c: (LBP Removal Plan) If the assessment required by Mitigation Measure 4.J-1a finds presence of LBP, the project applicant shall develop and implement a LBP removal plan. The plan shall specify, but not be limited to, the following elements for implementation: <ul style="list-style-type: none"> Develop a removal specification approved by a Certified Lead Project Designer. Ensure that all removal workers are properly trained. Contain all work areas to prohibit off-site migration of paint chip debris. Remove all peeling and stratified LBP on building and non-building surfaces to the degree necessary to safely and properly complete demolition activities according to recommendations of the survey. The demolition contractor shall be responsible for the proper containment and disposal of intact LBP on all equipment to be cut and/or 	Demolition areas	Project applicant will prepare and implement a LBP removal plan if LBP is found present.	City of Alameda Community Development Department	City will review LBP removal plan. City will monitor to ensure that LBP removal plan is implemented.	Prior to construction and during construction.	

TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<p>removed during the demolition.</p> <ul style="list-style-type: none"> • Provide on-site personnel and area air monitoring during all removal activities to ensure that workers and the environment are adequately protected by the control measures used. • Clean up and/or vacuum paint chips with a high efficiency particulate air (HEPA) filter. • Collect, segregate, and profile waste for disposal determination. • Properly dispose of all waste. 						
J. Hazards and Hazardous Materials (cont.)						
<p>Mitigation Measure 4.J-1d: (Asbestos Abatement Plan) If the assessment required by Mitigation Measure 4.J-1a finds asbestos, the project applicant shall prepare an asbestos abatement plan and shall ensure that asbestos abatement is conducted by a licensed contractor prior to building demolition. Abatement of known or suspected ACMs shall occur prior to demolition or construction activities that would disturb those materials. Pursuant to an asbestos abatement plan developed by a state-certified asbestos consultant and approved by the City, all ACMs shall be removed and appropriately disposed of by a state certified asbestos contractor.</p>	Demolition areas	<p>If asbestos is found upon implementation of Mitigation Measure 4.J-1a, Project applicant will prepare an asbestos abatement plan.</p> <p>Project applicant will obtain a state-certified asbestos consultant to prepare the asbestos plan.</p> <p>State-certified asbestos consultant will ensure that all ACMs are removed and appropriately disposed of.</p>	City of Alameda Community Development Department	<p>City will review and shall approve the asbestos abatement plan.</p> <p>Ensure that abatement of known or suspected ACMs are removed by a state certified asbestos contractor.</p>	Prior to building demolition activities, and during demolition work.	
<p>Mitigation Measure 4.J-1e: (PCB Abatement) If the assessment required by Mitigation Measure 4.J-1a finds PCBs, the project applicant shall ensure that PCB abatement is conducted prior to building demolition or renovation. PCBs shall be removed by a qualified contractor and transported in accordance with Caltrans requirements.</p>	Demolition areas	<p>If PCBs are found upon implementation of Mitigation Measure 4.J-1a, Project applicant will obtain a qualified contractor to implement PCB abatement.</p> <p>Qualified contractor will remove PCBs and will transport in accordance with Caltrans requirements.</p>	City of Alameda Community Development Department	<p>City will ensure that PCB abatement measure is incorporated in construction plans and specifications.</p> <p>City will monitor and ensure that PCB abatement measures are implemented.</p>	Prior to and during building demolition or renovation work.	
<p>Mitigation Measure 4.J-2: (Site Management Plan) Prior to issuance of a building or grading permit for any ground breaking activities within the project site, the City shall prepare a Site Management Plan (SMP) that is approved by US EPA, DTSC, and the Water Board for incorporation into construction</p>	All sites	City and Project applicant shall prepare a Site Management Plan (SMP) for U.S. EPA, DTSC, or State Water Resources Control	City of Alameda Community Development Department and U.S. EPA, DTSC, or	The City, U.S. EPA, DTSC, or Water Board will review SMP and ensure SMP is incorporated into construction	Prior to issuance of a building or grading permit	

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Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
specifications. Any additional or remaining remediation on identified parcels from the City's tracking system shall be completed as directed by the responsible agency, U.S. EPA, DTSC, or Water Board, in accordance with the deed restrictions and requirements as well as any Covenants(s) to Restrict Use of Property (CRUP), prior to commencement of construction activities. Where necessary, additional remediation shall be accomplished by the project applicant prior to issuance of any building or grading permits in accordance with all requirements set by the overseeing agency (i.e., U.S. EPA, DTSC, or Water Board). The SMP shall be present on site at all times and readily available to site workers. The SMP shall specify protocols and requirements for excavation, stockpiling, and transport of soil and for disturbance		Board's (Water Board) approval. City and Project applicant shall implement additional or remaining remediation efforts from the City's tracking system and as directed by the U.S. EPA, DTSC, or Water Board. City will implement measures contained in the approved SMP.	Water Board.	specifications. City and the overseeing agency will ensure that Project applicant implements additional remediation requirements based on those established by overseeing agency as well as any Covenants to Restrict Use of Property (CRUP). The City and the overseeing agency will ensure that the SMP is present on site at all		
J. Hazards and Hazardous Materials (cont.)						
of groundwater as well as a contingency plan to respond to the discovery of previously unknown areas of contamination (e.g., discolored soils, strong petroleum odors, an underground storage tank unearthed during normal construction activities, etc.). At a minimum the SMP shall include the following components: 1. <i>Soil management requirements.</i> Protocols for stockpiling, sampling, and transporting soil generated from onsite activities. The soil management requirements must include: <ul style="list-style-type: none"> • Soil stockpiling requirements such as placement of cover, application of moisture, erection of containment structures, and implementation of security measures. Additional measures related to BAAQMD dust control requirements as they apply to contamination shall also be included, as needed (see also Air Quality section). • Protocols for assessing suitability of soil for on-site reuse through representative laboratory analysis of soils as approved by U.S. EPA, DTSC, or Water Board, taking into account the site-specific health-based remediation goals, other applicable health-based standards, and the proposed location, circumstances, and conditions for the intended soil reuse. • Requirements for offsite transportation and disposal of soil not determined to be suitable for onsite reuse. Any soil identified for offsite disposal must be packaged, handled, and transported in compliance with all applicable state, federal, and the disposal facility's requirements for waste handling, transportation and disposal. 				times and readily available to the site workers.		

TABLE 1 (Continued)
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Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<ul style="list-style-type: none"> • Protocols for adherence to the City of Alameda's Marsh Crust Ordinance. • Measures to be taken for areas of IR Site 13 where refinery wastes and asphaltic residues known as tarry refinery waste might be encountered. Measures shall include requirements for the storage, handling and disposal/recycling of any suspected tarry refinery waste that may be encountered. • Radiological screening protocols for the radiological sites identified by the Navy as approved by the U.S. EPA, where necessary. 						
J. Hazards and Hazardous Materials (cont.)						
<p>2. <i>Groundwater management requirements.</i> Protocols for conducting dewatering activities and sampling and analysis requirements for groundwater extracted during dewatering activities. The sampling and analysis requirements shall specify which groundwater contaminants must be analyzed or how they will be determined. The results of the groundwater sampling and analysis shall be used to determine which of the following reuse or disposal options is appropriate for such groundwater:</p> <ul style="list-style-type: none"> • Onsite reuse (e.g., as dust control); • Discharge under the general permit for stormwater discharge for construction sites; • Treatment (as necessary) before discharge to the sanitary sewer system under applicable East Bay MUD waste discharge criteria; • Treatment (as necessary) before discharge under a site-specific NPDES permit; • Offsite transport to an approved offsite facility. <p>For each of the options listed, the SMP shall specify the particular criteria or protocol that would be considered appropriate for reuse or disposal options. The thresholds used must, at a minimum, be consistent with the applicable requirements of the Water Board and East Bay MUD.</p> <p>3. <i>Unknown contaminant/hazard contingency plan.</i> Procedures for implementing a contingency plan, including appropriate notification, site worker protections, and site control procedures, in the event unanticipated potential subsurface</p>						

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Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<p>hazards or hazardous material releases are discovered during construction. Control procedures shall include:</p> <ul style="list-style-type: none"> • Protocols for identifying potential contamination through visual or olfactory observation; • Protocols on what to do in the event an underground storage tank is encountered; • Emergency contact procedures; • Procedures for notifying regulatory agencies and other appropriate parties; 						
J. Hazards and Hazardous Materials (cont.)						
<ul style="list-style-type: none"> • Site control and security procedures; • Sampling and analysis protocols; and <p>4. Interim removal work plan preparation and implementation procedures.</p>						
<p>Mitigation Measure 4.J-7: (Land Use Restriction Tracking Program) The City shall include closed and open IR CERCLA sites that have land-use controls within its Land-use Restriction Tracking Program for identification and disclosure of any past cleanup efforts and current status of any remaining contamination, if any. Additional control measures such as vapor barriers and venting may be required as a condition of approval in areas where soil gas emissions have been identified. Prior to transfer of title for any parcel, the City shall require that the SMP as approved by US EPA, DTSC, and the Water Board be incorporated into intrusive site operations as required through deed restriction, enforceable Land Use Covenant, or any other applicable legal requirement.</p>	All sites	<p>City will include closed and open Installed Restoration (IR) CERCLA sites that have land-use controls within its Land-use Restrictions Tracking Program.</p> <p>City will ensure that the SMP (as approved by U.S. EPA, DTSC, and Water Board) be incorporated into intrusive site operations as required through deed restriction, enforceable Land Use Covenant, or any other applicable legal requirement.</p>	City of Alameda Community Development Department	City shall ensure that its Land-use Restrictions Tracking Program includes open and closed IR CERCLA sites.	Prior to transfer of title for any parcel.	
K. Aesthetics						
<p>Mitigation Measure 4.K-4: (Lighting Mitigation) All lighting installations shall be designed and installed to be fully shielded (full cutoff) and to minimize glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary, unless expressly exempted below. The location and design of all exterior lighting shall be shown on any site plan submitted to</p>	All development sites with lighting	Project applicant and its contractor(s) shall prepare landscape plans that adhere to all specifications in Mitigation Measure 4.K-4.	City of Alameda Community Development Department	Verify that the design features and recommendations listed in the mitigation measure are incorporated into the design review application for the	Prior to approval of building permit(s)	

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Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Mitigation Schedule	
<p>the City of Alameda for approval. The following lighting is exempt from these requirements:</p> <ol style="list-style-type: none"> 1. Lighting in swimming pools and other water features. 2. Exit signs and other illumination required by building codes. 3. Lighting for stairs and ramps, as required by the building code. 4. Signs that are regulated by the City sign code. 				project.		
K. Aesthetics (cont.)						
<p>5. Holiday and temporary lighting (less than thirty days use in any one year).</p> <p>Low-voltage landscape lighting, but such lighting should be shielded in such a way as to eliminate glare and light trespass.</p>						
M. Utilities and Service Systems						
<p>Mitigation Measure 4.M-5: (Solid Waste Management Plan) The City shall develop a solid waste management plan for the Alameda Point project consistent with Alameda's demolition and debris ordinance. Plans for managing construction debris from specific reuse and development projects that require separation of waste types and recycling, and provide for reuse of materials onsite for the reuse and development areas, shall be developed by the project sponsor. The solid waste management plan shall be prepared in coordination with City staff, the project sponsor(s), and demolition subcontractors, and shall be approved by City staff prior to issuance of a demolition permit. The City and sponsors of projects shall work with organizations able to provide funding and technical assistance for managing and financing deconstruction, demolition, and recycling and reuse programs, should those programs exist at the time of site clearance.</p>	All demolition sites	<p>Project applicant(s) shall develop a solid waste management plan through coordination with City staff and demolition subcontractors.</p> <p>City and Project applicant(s) shall work with organizations that would provide funding and technical assistance for managing and financing deconstruction, demolition and recycling and reuse programs.</p>	City of Alameda Community Development Department	City of Alameda Community Development Department shall review plan.	Plan shall be developed prior to issuance of demolition permit.	