

MITIGATION MONITORING AND REPORTING PROGRAM

DEL MONTE WAREHOUSE PROJECT

Introduction

When approving projects with Mitigated Negative Declarations 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 §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 §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 Mitigated Negative Declaration required to address only the significant impacts associated with the project being approved. The required mitigation measures are summarized in this program.

Format

The MMRP is organized in a table format, keyed to each significant impact and each Mitigated Negative Declaration 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 Measure:** This column presents the mitigation measure identified in the Mitigated Negative Declaration.
- **Implementation Procedure:** This column provides additional information on how the mitigation measures will be implemented.
- **Monitoring and Reporting Actions:** This column contains an outline of the appropriate steps to verify compliance with the mitigation measure.

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- **Monitoring Responsibility:** This column contains an assignment of responsibility for the monitoring and reporting tasks.
 - **Monitoring Schedule:** The general schedule for conducting each monitoring and reporting task, identifying where appropriate both the timing and the frequency of the action.

Enforcement

The MMRP will be incorporated as a condition of project 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 will be implemented during the course of the development review process. These measures will be checked on plans, in reports, and in the field prior to construction. Most of the remaining mitigation measures will be implemented during the construction, or project implementation phase.

MITIGATION MEASURES	MONITORING PROGRAM				
	IMPLEMENTATION RESPONSIBILITY	MONITORING RESPONSIBILITY	MONITORING ACTIVITY	TIMING/ FREQUENCY OF MONITORING	DATE & MONITOR'S INITIALS/STATUS/ COMMENTS
AIR QUALITY					
<p>Mitigation Measure AIR-1a: Implementation of Dust Abatement Programs. Proponents of development projects within the Northern Waterfront GPA area shall be required to demonstrate compliance with all applicable City regulations and operating procedures prior to issuance of building or grading permits, including standard dust control measures. The effective implementation of dust abatement programs, incorporating all of the following dust control measures, would reduce the temporary air quality impact associated with construction dust.</p> <ul style="list-style-type: none"> All active construction areas shall be watered <u>two times daily</u> using equipment and staff provided by the project applicant or prime contractor, as needed, to avoid visible dust plumes. Appropriate non-toxic dust palliative or suppressant, added to water before application, may be used. All trucks hauling soil, sand and other loose materials shall be covered or shall maintain at least two feet of freeboard. All unpaved access roads, parking areas and construction staging areas shall be either paved, watered as necessary to avoid visible dust plumes, or subject to the application of (non-toxic) soil stabilizers. All paved access roads, parking areas and staging areas at the construction site shall be swept daily with water sweepers. <u>The use of dry power sweeping is prohibited.</u> If visible soil material is carried onto adjacent public streets, these streets shall be swept daily with water sweepers. <u>The use of dry power sweeping is prohibited.</u> All stockpiles of debris, soil, sand or other materials that can be blown by the wind shall either be covered or watered as necessary to avoid visible dust plumes. 	Project Sponsor and Construction Contractor	<p>Bay Area Air Quality Management District (BAAQMD),</p> <p>City of Alameda Community Development Department and Public Works Department</p>	<p>City staff will verify inclusion of dust abatement measures in the construction contracts. Site visits by City staff shall occur to verify compliance with requirements. Additional site visits shall be promptly made in response to any complaints received by the City or BAAQMD. Any excessive dust observed shall be discussed with the project sponsor and reported in the MMRP table.</p>	<p>Verification of Dust Abatement Programs: Prior to issuance of building or grading permit/ Once</p> <p>During construction/ Monthly and in response to complaints</p>	

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AIR QUALITY (cont.)					
<ul style="list-style-type: none"> An off-pavement speed limit of 15 miles per hour for all construction vehicles shall be incorporated into the construction contract and enforced by the prime contractor. All inactive portions of the project site (those areas which have been previously graded, but inactive for a period of ten days or more) shall be watered with an appropriate dust suppressant, covered or seeded. All earth-moving or other dust-producing activities shall be suspended when the above dust control measures prove ineffective in avoiding visible dust plumes during periods of high winds. The wind speed at which this suspension of activity will be required may vary, depending on the moisture conditions at the project site, but suspension of such activities shall be required in any case when the wind speed exceeds 25 miles per hour. <u>All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</u> <u>Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</u> <u>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.</u> <u>Post a publicly visible sign with the telephone number and person to contact at the City of Alameda regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</u> 					

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BIOLOGICAL RESOURCES					
<p>Mitigation Measure BIO-1: Proponents of each project in the Northern waterfront GPA area shall prepare a preconstruction survey of all buildings scheduled for demolition or renovation shall be conducted no more than 30 days prior to the initiation of demolition or renovation activities. Special attention shall be given to buildings where pallid bats were observed during the earlier survey or where measures to discourage roosting were implemented. If no bats or signs of an active roost are found, no additional measures are required. If a bat roost site is found, then measures shall be implemented to discourage roosting at the site. If a maternity colony of bats is found, the building and the bats shall not be disturbed until the young have dispersed, as determined by a qualified biologist.</p> <p><u>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 initiation of building demolition or renovation activities 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.</u></p> <p><u>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) 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.</u></p> <ul style="list-style-type: none"> <u>If there is a maternity colony present and the project cannot be redesigned to avoid removal of the tree or</u> 	Project Sponsor and Project Biologist or Biological Monitor	Biological Monitor City of Alameda Community Development Department and Public Works Department	Project Applicant shall submit completed preconstruction surveys for all buildings scheduled for demolition or renovation, to City Staff for review and verification, prior to the start of demolition and renovation activities.	No more than 30 days prior to initiation of demolition and/or renovation activities. AND No more than two weeks prior to initiation of demolition and/or renovation activities.	

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BIOLOGICAL RESOURCES (cont.)					
<p><u>structure inhabited by the bats, removal of that tree or renovation/demolition of that 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).</u></p> <ul style="list-style-type: none"> • <u>If a non-maternity roost must be removed as part of the project, the non-maternity roost shall be evicted prior to building renovation 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.</u> • <u>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.</u> 					
<p>NEW Mitigation Measure 4-1: To the extent practicable, construction activities including building renovation, demolition, vegetation and tree removal, and new site construction shall be performed between September 1 and January 31 in order to avoid breeding and nesting season for birds. If these activities cannot be performed during this period, preconstruction survey for nesting birds shall be conducted by a qualified biologist.</p> <p>In coordination with the City, surveys shall be performed during breeding bird season (February 1 – August 31) no more than 14 days prior to construction activities listed above in order to locate any active passerine nests within 250 feet of the project site and any active raptor nests within 500 feet of the project site. Building renovation, tree and vegetation removal, and new construction activities performed between September 1 and January 31 avoid the general nesting period for birds and therefore would not require pre-construction surveys. If active nests are found on either the project site or within the 500-foot</p>	Project Sponsor and Project Biologist or Biological Monitor	Biological Monitor City of Alameda Community Development Department and Public Works Department	If construction activities must occur during breeding bird season (February 1 – August 31) surveys shall be performed no more than 14 days prior to construction activities. Surveys shall be submitted to City Staff for review and verification before construction activities begin.	Between February 1 and August 31, surveys shall occur no more than 14 days prior to construction activities.	

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BIOLOGICAL RESOURCES (cont.)					
survey buffer surrounding the project site, no-work buffer zones shall be established around the nests in coordination with CDFW. No demolition, vegetation removal, or ground-disturbing activities shall occur within a buffer zone until young have fledged or the nest is otherwise abandoned as determined by the qualified biologist. If work during the nesting season stops for 14 days or more and then resumes, then nesting bird surveys shall be repeated, to ensure that no new birds have begun nesting in the area.					
CULTURAL RESOURCES					
<p>Mitigation Measure CULT-1: In the event that previously unidentified cultural resources are discovered during site preparation or construction, work shall cease in the immediate area until such time as a qualified archaeologist and City of Alameda personnel can assess the significance of the find. The following measures shall be implemented at the time of the find:</p> <ul style="list-style-type: none"> Activity in the vicinity of the suspected resources shall be immediately suspended and City of Alameda personnel and a qualified archaeologist shall evaluate the find. Project personnel shall not alter any of the uncovered materials or their context. If archeological resources are discovered, the City and the cultural resource consultant shall determine whether the resource is unique based on the criteria provided in the CEQA Guidelines and the criteria listed above. The City and developer, in consultation with a cultural resource expert, shall seek to avoid damaging effects on the resource wherever feasible. If the City determines that avoidance is not feasible, a qualified cultural resource consultant shall prepare an excavation plan for mitigating the impact on the qualities that make the resource unique. The mitigation plan shall be prepared in accordance with CEQA Guidelines and shall be submitted to the City for review and approval. 	Project Sponsor/ Project Construction Superintendent Project Archaeologist	Project Archaeologist City of Alameda Community Development Department and Public Works Department	City staff shall verify the inclusion on construction plans and specification drawings and in the construction contract the advisory to stop work in the event buried archaeological resources are encountered during construction, following by notification of City staff. If archaeological resources are encountered during construction, City staff shall review and approve the archaeological resources evaluation/recovery plan prior to resumption of construction activity in the vicinity of the find. If cultural resources are encountered during construction, City staff shall conduct weekly (or more frequent) site inspections to verify implementation of any mitigation recommended by the archaeologist. Inspections shall continue until mitigation implementation is deemed complete by the archaeologist. City staff shall ensure the find is evaluated by a qualified archaeologist and shall verify submittal of archaeological report documenting the evaluation and recovery of the discovered resource.	Verification of contract provisions: Prior to issuance of grading permit/ Once Site inspections: During grading or ground disturbance/ Weekly, or more frequently Report submittal: Prior to issuance of occupancy permits/ Once	

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	IMPLEMENTATION RESPONSIBILITY	MONITORING RESPONSIBILITY	MONITORING ACTIVITY	TIMING/ FREQUENCY OF MONITORING	
CULTURAL RESOURCES (cont.)					
<p>Mitigation Measure CULT-2: If paleontological resources are encountered during site preparation or construction activities, the following mitigation measures shall be implemented:</p> <ul style="list-style-type: none"> Activity in the vicinity of the suspected resource(s) shall be immediately suspended, and City of Alameda personnel and a qualified paleontological resource consultant shall be contacted to evaluate the find. Project personnel shall not alter any of the uncovered materials or their context. If paleontological resources are discovered and the City and the paleontological resource consultant found that the resource is significant based on the criteria provided in the CEQA Guidelines and criteria listed above, the City and project developer, in consultation with a paleontological resource expert, shall seek to avoid damaging effects on the resource wherever feasible. If the City determines that avoidance is not feasible, a qualified paleontological resource consultant shall prepare a salvage plan for mitigating the effect of the project on the qualities which make the resource unique. The project developer, in consultation with a qualified paleontologist, shall complete a paleontological resource inventory, declaration, and mitigation plan in accordance with the CEQA Guidelines and submit it to the City for review and approval. 	<p>Project Sponsor/ Grading Contractor Paleontological Monitor</p>	<p>Project Paleontologist City of Alameda Community Development Department and Public Works Department</p>	<p>City staff shall verify the inclusion in all construction contracts pertaining to grading or other ground-disturbing activities the provisions for work stoppage stipulated in Mitigation Measure CR-4. If paleontological resources are encountered during construction, City staff shall conduct weekly (or more frequent) site inspections to verify implementation of any mitigation recommended by the paleontologist. Inspections shall continue until mitigation implementation is deemed complete by the paleontologist. City staff shall ensure the find is evaluated by a qualified paleontologist.</p>	<p>Verification of contract provisions: Prior to issuance of grading permit/ Once</p> <p>Site inspections: During grading or ground disturbance/ Weekly, or more frequently</p>	
<p>Mitigation Measure CULT-3: If human remains are encountered, work shall halt within 50 feet of the find and the County Coroner shall be notified immediately. A qualified archaeologist shall also be contacted to evaluate the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. Pursuant to Section 5097.98 of the Public Resources Code, the Native American Commission will identify a Native American Most Likely Descendent to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. Section 7050.5 of the California Health and Safety Code states that in the event of discovery or recognition of any</p>	<p>Project Sponsor/ Project Construction Superintendent Project Archaeologist</p>	<p>Archaeological Monitor City of Alameda Community Development Department and Public Works Department</p>	<p>City staff shall verify the inclusion in all construction contracts pertaining to grading or other ground-disturbing activities the provisions for work stoppage stipulated in Mitigation Measure CR-3. If buried human remains are encountered during construction, City staff shall conduct weekly (or more frequent) site inspections to verify implementation of any mitigation recommended by the archaeologist. Inspections shall continue until mitigation</p>	<p>Verification of contract provisions: Prior to issuance of grading permit/ Once</p> <p>Site inspections: During grading or ground disturbance/ Weekly, or more frequently</p>	

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CULTURAL RESOURCES (cont.)					
human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined whether or not the remains are subject to the coroner's authority.			implementation is deemed complete by the archaeologist. City staff shall ensure the find is evaluated by a qualified archaeologist and shall verify submittal of archaeological report.	Report submittal: Prior to issuance of occupancy permits/ Once	
GEOLOGY AND SOILS					
<p>Mitigation Measure GEO-1: While the potential impacts of strong seismic ground shaking cannot be eliminated in the Northern Waterfront GPA area, the following steps shall be implemented to reduce the impacts related to expected strong ground shaking:</p> <ul style="list-style-type: none"> Grading, foundation, and structural design should be based on the anticipated strong seismic shaking associated with a future major earthquake on the Hayward fault. The Hayward fault is considered to be a Type A seismic source (with active slip and capable of a magnitude 7.0 or greater earthquake). All structures shall be designed in accordance with the most recent edition of the California Building Code. The applicant shall prepare an earthquake preparedness and emergency response plan for all public use facilities. The plan should be submitted for review and approval by the Planning and Building and/or Public Works Department, prior to occupancy of the structures. Prior to marketing residential or commercial units for sale, the developer shall prepare an earthquake hazards information document. This document should be made available to any potential occupant prior to purchase or rental of the housing units or commercial spaces. The document should describe the potential for strong ground 	Project Sponsor/ Project Engineer	City of Alameda Community Development Department and Public Works Department	Prior to issuing building permits, the City Engineer shall review and approve final construction plans to verify the adequacy of all proposed structures and compliance with the latest version of the Uniform Building Code. The Planning and Building and/or Public Works Department, shall review the emergency response plan prior to occupancy of the structures. Prior to marketing residential or commercial units for sale, the developer shall prepare an earthquake hazards information document that should be made available to any potential occupant prior to purchase or rental of the housing units or commercial spaces.	Verification of Plans: Prior to issuance of building permits/ Once Monitoring of Construction: During construction/ consistent with standard City practice Distribution of Hazards Information: Prior to purchase or rental of units/space.	

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GEOLOGY AND SOILS (cont.)					
shaking at the site, potential effects of such shaking, and earthquake preparedness procedures.					
<p>Mitigation Measure GEO-2: The following mitigation measures shall be implemented to reduce the potential impact of seismic-induced ground failure.</p> <ul style="list-style-type: none"> Earthworks and foundation design shall be conducted in accordance with all recommendations contained in the Weyerhaeuser/Chipman Parcels geotechnical report by Lowney Associates (December 1998) for that parcel. Additional liquefaction potential analyses shall be conducted and a liquefaction mitigation program developed for each development within the Northern Waterfront GPA area. All structures proposed for the project area shall be designed and constructed in accordance with the most recently adopted version of the City of Alameda Building Code, the seismic design considerations of the most recent California Building Code <u>as adopted by the City of Alameda, and in accordance with CGS Special Publication 117A</u> . Prior to the issuance of any grading or building permits, geotechnical investigations shall be conducted for the Del Monte Warehouse (URS Corporation report, 2002), Encinal Terminal, or Fortman Marina sub-areas of the Northern Waterfront GPA area. Reports for these studies shall evaluate the liquefaction potential for each site in accordance with the Standard of Practice for Geotechnical Engineering and shall provide recommendations for stabilization or resistance of structures from the potential affect of liquefaction of sediments. The potential for lurch cracking and lateral spreading shall also be evaluated. Stability of the bulkhead for projects adjacent to bulkheads shall also be evaluated. Reports shall be submitted to the City of Alameda Public Works Department for review and approval. 	Project Sponsor/ Project Engineer	City of Alameda Community Development Department and Public Works Department	Prior to issuing grading or building permits, the City Engineer shall review and approve final construction plans to verify completion of geotechnical investigations and adequacy of proposed foundation designs. An inspector from the City of Alameda Land Development and Permit Review Program of the Community Development Department shall monitor construction of the project buildings in accordance with standard City practice in order to verify foundation construction in compliance with the recommendations contained in the final geotechnical investigation, as well as the latest version of the Uniform Building Code.	Verification of Geotechnical Investigation and Foundation Plans: Prior to issuance of building permits/ Once Monitoring of Construction: During construction/ consistent with standard City practice	

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GEOLOGY AND SOILS (cont.)					
<ul style="list-style-type: none"> • <u>Prior to commencement of construction on the Clement Avenue extension, including the street improvements proposed by the Del Monte project, a slope stability evaluation of the offshore areas of the project site and the Alaska Basin Bulkhead shall be performed by a California licensed geotechnical engineering firm.</u> • <u>Any recommendations made in accordance with the most recent California Building Code requirements shall be incorporated into project design plans. The project applicant shall pay a fair-share contribution toward this study and the subsequent recommendations.</u> 					
<p>Mitigation Measure GEO-3: Proponents for all projects within the Northern Waterfront GPA area shall be required to prepare a geotechnical report for review and approval by the City of Alameda that specifies all measures necessary to limit consolidation including minimization of structural fills and use (when necessary) of lightweight and low plasticity fill materials to reduce the potential for excessive loading caused by fill placement. The placement of artificial fill should be limited to reduce the potential for increased loading and associated settlement in areas underlain by thick younger Bay Mud. Increased area settlement could have implications for flooding potential as well as foundation design. Reconditioning (compaction) of existing subgrade materials would be preferable to placement of fill. The report shall present recommendations for specific foundation designs, which minimize the potential for damage related to settlement. The design of utilities shall consider differential settlements along utility alignments constructed in filled areas of the Northern Waterfront GPA area.</p>	Project Sponsor/ Geotechnical Engineer	Geotechnical Engineer City of Alameda Community Development Department and Public Works Department	The City Engineer shall review and approve the design-level geotechnical investigation and independently confirm that it includes site preparation and project design specifications sufficient to address the potential seismic loads that could be experienced at the site and that, as designed, the project could withstand the seismic shaking that could be experienced at the site.	Prior to issuance of grading permit/ Once	

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GEOLOGY AND SOILS (cont.)					
Mitigation Measure GEO-4: The required geotechnical report shall require that subgrade soils for pavements consist of moisture-conditioned, lime-treated, or non-expansive soil, and that surface (including roof drainage) and subsurface water be directed away from foundation elements and into storm drains to minimize variations in soil moisture.	Project Sponsor/ Geotechnical Engineer	Geotechnical Engineer City of Alameda Community Development Department and Public Works Department	The City Engineer shall review and approve the design-level geotechnical investigation and independently confirm that it includes site preparation and project design specifications include the recommendations of the geotechnical report for soils and subsurface water drainage.	Prior to issuance of grading permit/ Once	
HAZARDS AND HAZARDOUS MATERIALS					
New Mitigation Measure 8-1a: The project sponsor shall ensure that all proposed areas for demolition shall be assessed by qualified licensed contractors for the potential presence of lead-based paint or coatings, asbestos containing materials, and PCB-containing equipment prior to issuance of a demolition permit.	Project Sponsor/ Environmental Assessor	Project Sponsor/ Environmental Assessor City of Alameda Community Development Department and Public Works Department	Planning staff shall confirm adequate assessment of proposed demolition areas for potential presence of lead-based paint or coatings, asbestos containing materials, and PCB-containing equipment prior to issuance of a demolition permit.	Prior to issuance of demolition permit / Once	
New Mitigation Measure 8-1b: If the assessment required by Mitigation Measure 8-1a finds presence of lead-based paint, asbestos, and/or PCBs, the project applicant shall create and implement a health and safety plan to protect workers from risks associated with hazardous materials during demolition or renovation of affected structures. The health and safety plan shall include emergency notification protocols, appropriate personal protective equipment for workers and visitors, material safety data sheets, and training requirements.	Project Sponsor/ Environmental Assessor	Project Sponsor/ Environmental Assessor City of Alameda Community Development Department and Public Works Department	If the presence of lead-based paint, asbestos, and/or PCBs is identified, the planning staff shall confirm preparation of an adequate health and safety plan prior to issuance of a demolition permit.	Prior to issuance of demolition permit / Once	

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HAZARDS AND HAZARDOUS MATERIALS (Cont.)					
<p>New Mitigation Measure 8-1c: If the assessment required by Mitigation Measure 8-1a finds presence of lead-based paint, the project applicant shall develop and implement a lead-based paint removal plan. The plan shall specify, but not be limited to, the following elements for implementation:</p> <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 lead-based paint 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 lead-based paint on all equipment to be cut and/or removed during the demolition. • Provide onsite 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. 	Project Sponsor/ Lead-Related Construction Inspector/ Assessor	Lead-Related Construction Inspector/ Assessor City of Alameda Community Development Department and Public Works Department	Planning staff shall receive written verification from Lead-Related Construction Inspector/Assessor that LBP survey was completed and any identified LBP was removed in compliance with applicable all federal, State, and local regulations.	Prior to issuance of demolition permit / Once	

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HAZARDS AND HAZARDOUS MATERIALS (Cont.)					
New Mitigation Measure 8-1d: If the assessment required by Mitigation Measure 8-1a finds asbestos, the project applicant shall ensure that asbestos abatement shall be 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.	Project Sponsor/ Asbestos Abatement Contractor	Asbestos Abatement Contractor City of Alameda Community Development Department and Public Works Department	Planning staff shall confirm receipt of notice to BAAQMD and shall receive written verification from Asbestos Abatement Contractor that all asbestos was removed in compliance with State and BAAQMD requirements.	Prior to issuance of demolition permit / Once	
New Mitigation Measure 8-1e: If the assessment required by Mitigation Measure 8-1a finds PCBs, the project applicant shall ensure that PCB abatement shall be conducted prior to building demolition or renovation. PCBs shall be removed by a qualified contractor and transported in accordance with Caltrans requirements.	Project Sponsor/ PCB Abatement Contractor	PCB Abatement Contractor City of Alameda Community Development Department and Public Works Department	Planning staff shall confirm receipt of notice to BAAQMD and shall receive written verification from PCB Abatement Contractor that all PCB was removed in compliance with State and BAAQMD requirements.	Prior to issuance of demolition permit / Once	
Mitigation Measure HAZ-1: Prior to the approval of any specific development projects within the Northern Waterfront GPA area, documentation from a qualified professional shall be provided to the City of Alameda stating that adequate soils and ground water investigations and, where warranted, remediation, have been conducted to ensure that there will be no significant hazard related risks to future site users. If the soil and groundwater investigations indicate that hazardous materials are present and pose a risk to construction workers and future site users, the following additional mitigation measures shall be implemented, and the City of Alameda will refer the site to the appropriate State and County agencies (such as Alameda County Environmental Health, the State Department of Toxic Substances Control and/or the San Francisco Bay Regional Water Quality Control Board) for oversight of the specific development project.	Project Sponsor/ Registered Environmental Assessor	Registered Environmental Assessor Alameda County Department of Environmental Health (ACDEH) or California Department of Toxic Substances Control (DTSC) City of Alameda Community Development Department and Public Works Department	Planning staff shall confirm receipt of report by Registered Environmental Assessor documenting removal of contaminated soil and providing test results of soil sampling following remediation. Planning staff shall confirm receipt of No Further Action letter from ACDEH or California Department of Toxic Substances Control (DTSC) indicating that site has been properly remediated. If the site cannot be fully remediated, Planning staff shall implement Measures HAZ-1a through HAZ-1c.	Prior to issuance of building permits / Once	

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HAZARDS AND HAZARDOUS MATERIALS (Cont.)					
<p>Mitigation Measure HAZ-1a: If required as a result of the information obtained from Mitigation Measure HAZ-1, the City shall condition the subject development project to record a restrictive covenant prohibiting the installation or use of water wells into the shallow groundwater at the site for drinking water prior to transfer of the property.</p>	Project Sponsor/ Registered Environmental Assessor	City of Alameda Community Development Department and Public Works Department	Planning staff shall condition the subject development project to record a restrictive covenant if necessary.	Prior to transfer of the property/ Once	
<p>Mitigation Measure HAZ-1b: If required as a result of the information obtained from Mitigation Measure HAZ-1, the City shall condition the subject development project to require preparation by a qualified registered professional of a Site Management Plan (SMP) for the subject site as a condition of its approval as a specific development project. The SMP would provide site specific information for contractors (and others) developing the site that would improve their management of environmental and health and safety contingencies. Topics covered by the SMP shall include, but not be limited to:</p> <ul style="list-style-type: none"> Land use history, including known hazardous material use, storage, disposal, and spillage, for specific areas within the site. The nature and extent of previous environmental investigation and remediation at the site. The nature and extent of ongoing remedial activities and the nature and extent of unremediated areas of the project site, including the nature and occurrence of marsh crust and hazardous materials associated with the dredge material used as fill at the site. A listing and description of institutional controls, such as the City's excavation ordinance and other local, State, and federal laws and regulations that will apply to development of the site. 	Project Sponsor/ Registered Environmental Assessor	City of Alameda Community Development Department and Public Works Department	Planning staff shall condition the subject development project to require preparation by a qualified registered professional of a Site Management Plan (SMP) for the subject site.	Prior to development approval/ Once	

MITIGATION MEASURES	MONITORING PROGRAM				
	IMPLEMENTATION RESPONSIBILITY	MONITORING RESPONSIBILITY	MONITORING ACTIVITY	TIMING/ FREQUENCY OF MONITORING	DATE & MONITOR'S INITIALS/STATUS/ COMMENTS
HAZARDS AND HAZARDOUS MATERIALS (Cont.)					
<ul style="list-style-type: none"> Requirements for site-specific Health and Safety Plans (HASPs) to be prepared by all contractors at the site. The HASPs should be prepared by a Certified Industrial Hygienist and would protect construction workers and interim site users adjacent to construction activities by including engineering controls, monitoring, and security measures to prevent unauthorized entry to the construction site and to reduce hazards outside the construction site. The HASPs would address the possibility of encountering subsurface hazards and include procedures to protect workers and the public. If prescribed exposure levels were exceeded, personal protective equipment would be required for workers in accordance with DOSH regulations. A description of protocols for the investigation and evaluation of previously unidentified hazardous materials that may potentially be encountered during project development, including engineering controls that may be required to reduce exposure to construction workers and future users of the site. Requirements for site specific construction techniques at the site, based on proposed development, such as minimizing the transport of contaminated materials to the surface during construction activities by employing pile driving techniques that consist of driving the piles directly without boring, where practical. 					
<p>Mitigation Measure HAZ-1c: <u>Prior to issuance of a building permit, the applicant shall complete all the recommendations made in the March 17, 2014 Engeo Phase II report for the project site. All subsequent investigation and remediation work shall be submitted to the overseeing agency, either the Alameda County Environmental Health Department or Regional Water Quality Control Board for approval. Project construction shall not commence unless given regulatory approval from the overseeing agency.</u></p>	Project Sponsor	City of Alameda Community Development Department and Public Works Department	Planning staff shall confirm inclusion and completion of recommendations in report. Planning staff shall submit all investigation and remediation work to either ACDEH or DTSC, indicating that site has been properly remediated.	Prior to issuance of building permits /Once	

MITIGATION MEASURES	MONITORING PROGRAM				
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HYDROLOGY AND WATER QUALITY					
<p>Mitigation Measure HYD-1: All specific development projects approved pursuant to the Northern Waterfront GPA, that involve site clearing, grading or excavation as part of the proposed construction activity and that result in soil disturbances of 1 or more acres, (and for projects of less than 1 acre if the construction activity is part of a larger common plan of development), shall be required to prepare a Stormwater Pollution Prevention Plan (SWPPP). To avoid unnecessary duplication of effort, the SWPPP prepared for the first site or development project within the Northern Waterfront GPA area may be used as the basis for a SWPPP required for subsequent projects, provided that each version of the SWPPP is modified as necessary to maintain compliance with the qualitative standards set forth in this EIR and with applicable regulations and standards of the RWQCB.</p> <p>Each SWPPP shall be designed to reduce potential impacts to surface water quality through the construction and life of the Project for which it is prepared. The SWPPP shall conform to the requirements of the Alameda County Clean Water Program which set new standards effective February 2003, and to the standards set forth herein. The SWPPP would act as the overall program document designed to provide measures to mitigate potential water quality impacts associated with implementation of the proposed Project. Preparers of the SWPPP should review the Conditions of Approval (including General Conditions for Construction, Residential Development/Construction Conditions, and Commercial/Industrial Conditions) established by the City.</p>	Project Sponsor/ Grading Contractor	City of Alameda Community Development Department and Public Works Department	Prior to issuance of a grading permit, the City Engineer shall verify preparation of the SWPPP and confirm its adequacy. During site grading and earthwork, Planning staff and/or Public Works staff shall conduct unannounced weekly site inspections to verify proper implementation of all required BMPs.	<p>Verification of SWPPP: Prior to issuance of grading permit/ Once</p> <p>Monitoring of Construction: During construction/ Weekly</p>	

MITIGATION MEASURES	MONITORING PROGRAM				
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HYDROLOGY AND WATER QUALITY (cont.)					
<p>The SWPPP shall include the following three elements to address construction, post-construction and pest management issues:</p> <ul style="list-style-type: none"> • <i>Specific and Detailed Best Management Practices (BMPs) Designed to Mitigate Construction-related Pollutants.</i> These controls shall include practices to minimize the contact of construction materials, equipment, and maintenance supplies (e.g., fuels, lubricants, paints, solvents, adhesives) with storm water. The SWPPP shall specify properly designed centralized storage areas that keep these materials out of the rain. The contractor(s) shall submit details, design and procedures for compliance with storage area requirements. An important component of the storm water quality protection effort is knowledge on the part of onsite construction and maintenance supervisors and workers. To educate onsite personnel and maintain awareness of the importance of storm water quality protection, site supervisors shall conduct regular meetings to discuss pollution prevention. The SWPPP shall establish a frequency for meetings and require all personnel to attend. The SWPPP shall specify a monitoring program to be implemented by the construction site supervisor, and must include both dry and wet weather inspections. City of Alameda personnel shall conduct regular inspections to ensure compliance with the SWPPP. BMPs designed to reduce erosion of exposed soil may include, but are not limited to: soil stabilization controls, watering for dust control, perimeter silt fences, placement of hay bales and sediment basins. If grading must be conducted during the rainy season, the primary BMPs selected shall focus on erosion control (i.e., keeping sediment on the site). End of pipe sediment control measures (e.g., basins and traps) shall be used only as secondary measures. If hydroseeding is selected as the primary soil stabilization method, these areas shall be seeded by September 1 and irrigated to ensure that adequate root development has occurred prior to October 1. Entry and egress from the construction site shall be carefully controlled to minimize off-site tracking of sediment. Vehicle and equipment wash-down facilities shall 					

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HYDROLOGY AND WATER QUALITY (cont.)					
<p>be designed to be accessible and functional both during dry and wet conditions.</p> <ul style="list-style-type: none"> <p><i>Measures Designed to Mitigate Post-construction-Related Pollutants.</i> The SWPPP shall include measures designed to mitigate potential water quality degradation of runoff from all portions of the completed development. It is important that post construction storm water quality controls are required in the initial design phase of redevelopment projects and not simply added after the site layout and building footprints have been established.</p> <p>The specific BMPs that would be required of a project can be found in <i>SF Bay Regional Water Quality Control Board Staff Recommendations for New and Redevelopment Controls for Storm Water Programs</i>. In addition, the design team should include design principles contained in the Bay Area Stormwater Management Agencies Association's manual, <i>Start at the Source, Design Guidance Manual for Stormwater Quality Protection</i>. The selection of BMPs required for a specific project is based on the size of the development and the sensitivity of the area. The Estuary is considered a sensitive area by the RWQCB. In general, passive, low maintenance BMPs (e.g., grassy swales, porous pavements) are preferred. If the SWPPP includes higher maintenance BMPs (e.g., sedimentation basins, fossil filters), then funding for long term maintenance needs must be specified in the SWPPP as a condition of approval of the grading, excavation, or building permits, as appropriate (the City will not assume maintenance responsibilities for these features).</p> <p><i>Integrated Pest Management Plan.</i> An Integrated Pest Management Plan (IPM) shall be prepared and implemented by the Project for all common landscaped areas. Each IPM shall be prepared by a qualified professional. The IPMs shall address and recommend methods of pest prevention and turf grass management that use pesticides as a last resort in pest control. Types and</p> 					

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HYDROLOGY AND WATER QUALITY (cont.)					
rates of fertilizer and pesticide application shall be specified. Special attention in the IPMs shall be directed toward avoiding runoff of pesticides and nitrates into sensitive drainages or leaching into the shallow groundwater table. Pesticides shall be used only in response to a persistent pest problem. Preventative chemical use shall not be employed. Cultural and biological approaches to pest control shall be fully integrated into the IPMs, with an emphasis toward reducing pesticide application.					
New Mitigation Measure 9-1: The project sponsor shall ensure that any new construction be constructed at a minimum elevation of 24 inches above the 100-year tidal flood plan elevation.	Project Sponsor	City of Alameda Community Development Department and Public Works Department	Planning staff shall review project plans to ensure new construction does not occur below the minimum elevation.	Prior to issuance of building permits /Once	
NOISE					
Mitigation Measure NOISE-1a: Developers and/or contractors The applicant shall create and implement development-specific noise reduction plans, which shall be enforced via contract specifications. Contractors may elect any combination of legal, non-polluting methods to maintain or reduce noise to thresholds levels or lower, as long as those methods do not result in other significant environmental impacts or create a substantial public nuisance. The plan for attenuating construction-related noises shall be implemented prior to the initiation of any work that triggers the need for such a plan.	Project Sponsor/ Architect/ Construction Contractor	City of Alameda Community Development Department	Prior to issuance of building permits, City staff shall verify creation of development-specific noise reduction plans. Prior to issuance of occupancy permits, City staff shall confirm implementation of plans.	Verification of Plans: Prior to issuance of building permits/ Once Verification of Implementation: Prior to issuance of occupancy permits/ Consistent with standard City inspection practice	
Mitigation Measure NOISE-2a: Acoustical studies, describing how the exterior and interior noise standards will be met, should <u>shall</u> be required for all new residential or noise sensitive developments exposed to environmental noise greater than CNEL 60 dBA, or one-family dwellings not constructed as part of a subdivision requiring a final map exposed to environmental noise greater than CNEL 65 dBA. The studies should also satisfy the requirements set forth in Title 24, part 2, of the California Administrative Code, Noise Insulation Standards, for multiple-family attached, hotels, motels, etc., regulated by Title 24.	Project Sponsor/ Architect/ Construction Contractor	City of Alameda Community Development Department	Prior to issuance of building permits, City staff shall verify completion of acoustical studies. Prior to issuance of occupancy permits, City staff shall confirm implementation of study recommendations.	Verification of Study: Prior to issuance of building permits/ Once Verification of Implementation: Prior to issuance of occupancy permits/ Consistent with standard City inspection practice	

MITIGATION MEASURES	MONITORING PROGRAM				
	IMPLEMENTATION RESPONSIBILITY	MONITORING RESPONSIBILITY	MONITORING ACTIVITY	TIMING/ FREQUENCY OF MONITORING	DATE & MONITOR'S INITIALS/STATUS/ COMMENTS
NOISE (cont.)					
Mitigation Measure NOISE-2b: All new projects The applicant shall show that they comply with maximum noise levels outlined in the City's Noise Ordinance and the average sound level goals outlined in the City's General Plan.	Project Sponsor/ Architect/ Construction Contractor	City of Alameda Community Development Department	Prior to issuance of building permits, City staff shall verify project plans for compliance with City's Noise Ordinance. Prior to issuance of occupancy permits, City staff shall inspect the project site to verify compliance.	Verification of Plans: Prior to issuance of building permits/ Once Verification of Compliance: Prior to issuance of occupancy permits/ Consistent with standard City inspection practice	
Mitigation Measure NOISE-3: New projects in the Northern Waterfront GPA should The applicant shall submit require acoustical studies, describing how the exterior and interior noise level standards will be met for the proposed project as well as any impacts on adjacent projects. Studies shall also satisfy the acoustical requirements of <u>the City's General Plan, Title 24, of the Uniform Building Code.</u>	Project Sponsor/ Architect/ Construction Contractor	City of Alameda Community Development Department	Prior to issuance of building permits, the applicant shall submit acoustical studies for verification by City staff. Prior to issuance of occupancy permits,	Verification of Study: Prior to issuance of building permits/ Once	
TRANSPORTATION					
New Mitigation Measure 16-1: Prior to issuance of building permits, the project applicant shall prepare a final Transportation Demand Management and Funding program for Planning Board review and approval. The draft Transportation Demand Management Plan shall provide for at least a 10 percent reduction in residential trips and 30 percent reduction in commercial trips generated by the project.	Project Sponsor	City of Alameda Community Development Department	City staff shall verify the completion of a final Transportation Demand Management and Funding program. The Planning Board shall review the program for adequacy.	Prior to issuance of building permits/ Once	
New Mitigation Measure 16-2: Prior to issuance of building permits, the applicant shall provide a fair share contribution to the completion of the Clement Avenue Extension.	Project Sponsor	City of Alameda Community Development Department	City staff shall ensure a fair share contribution is provided, prior to issuing permits.	Prior to issuance of building permits/ Once	
New Mitigation Measure 16-3: Prior to project occupancy, the project applicant shall install traffic signal at Buena Vista Avenue and Entrance. If the Clement Avenue Extension is not complete upon project occupancy, the project applicant shall install a new signal at Eagle Avenue and Sherman Street.	Project Sponsor	City of Alameda Community Development Department	City staff shall ensure Project Applicant installs at least one traffic signal in appropriate location.	Prior to occupancy permits/ Once	

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TRANSPORTATION (cont.)					
New Mitigation Measure 16-4: Prior to issuance of building permits, the project applicant shall provide a fair share contribution (development impact fee) to the improvements to the Park Street gateway to improve automobile, transit, bicycle and pedestrian access between Alameda and Oakland.	Project Sponsor	City of Alameda Community Development Department	City staff shall ensure a fair share contribution is provided, prior to issuing permits.	Prior to issuance of building permits/ Once	
New Mitigation Measure 16-5: Prior to issuance of building permits, the project applicant shall provide a fair share contribution (development impact fee) to the improvements to the Webster Posey gateways to improve automobile, transit, bicycle and pedestrian access between Alameda and Oakland.	Project Sponsor	City of Alameda Community Development Department	City staff shall ensure a fair share contribution is provided, prior to issuing permits.	Prior to issuance of building permits/ Once	
New Mitigation Measure 16-6: Prior to project occupancy, the project applicant shall fund the adjustment of the signal timing to give priority to pedestrians at Buena Vista Avenue and Sherman Street, and provide a safe access to the site across the intersection of Benton Street and Buena Vista Avenue.	Project Sponsor	City of Alameda Community Development Department	City staff shall ensure Project Applicant provides funding for signal timing adjustments.	Prior to occupancy permits/ Once	
New Mitigation Measure 16-7: Prior to project occupancy, the project applicant shall fund the optimization of the signal timing at Challenger Drive and Marina Village Drive during the p.m. peak hour.	Project Sponsor	City of Alameda Community Development Department	City staff shall ensure Project Applicant provides funding for signal timing adjustments.	Prior to occupancy permits/ Once	
Mitigation Measure TRN-1: Proponents for each project in the Northern Waterfront GPA area shall prepare a Traffic Control Plan (TCP) to address the impacts of construction vehicles on regional and local roadways and restrict truck traffic to designated truck routes within the City. The TCP should address construction truck routes and access, as well as needed local lane closures. Where bus routes or emergency routes are affected, appropriate signage to indicate detour routes should be provided. Bus stops that must be temporarily relocated should also be identified and presented in the TCP. The TCP may recommend installation of directional signs for trucks and designate time periods when construction truck traffic would be allowed. The TCP must be reviewed and approved by the City's Public Works Department prior to issuance of any building or grading permits.	Project Sponsor	City of Alameda Community Development Department	City staff shall verify the preparation of a Traffic Control Plan. The Planning Board shall review the program for adequacy.	Prior to issuance of building permits/ Once	

MITIGATION MEASURES	MONITORING PROGRAM				
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UTILITIES AND SERVICE SYSTEMS					
Mitigation Measure UTIL-1: Project sponsors shall remove or reconstruct all existing sewer and storm drain laterals that serve the site of the proposed development project to comply with City, EBMUD, and Regional Water Quality Control Board standards. This measure would reduce the level of impact to less than significant.	Project Sponsor/ Project Engineer	City of Alameda Community Development Department	Project Applicant shall submit utility plans to City staff for review. City staff shall verify the adequacy of plans. City staff shall conduct inspections to verify the implementation of utility plans.	Verification of Plans: Prior to utility construction Verification of Implementation: Prior to building permits	