

CHAPTER 4

Mitigation Monitoring and Reporting Program

4.1 Introduction

Section 15097 of the California Environmental Quality Act (CEQA) Guidelines requires public agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a “mitigated negative declaration” or specified environmental findings related to environmental impact reports.

The following is the Mitigation Monitoring and Reporting Program (MMRP) for the Alameda Marina Master Plan project. The intent of the MMRP is to prescribe and enforce a means for properly and successfully implementing the mitigation measures identified within the Draft Environmental Impact Report (Draft EIR) for this project.

4.2 Mitigation Measures

The table below lists all mitigation measures for the project. The MMRP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions.

4.3 MMRP Components

The components of the attached table, which contains applicable mitigation measures, are addressed briefly, below.

Impact: This column summarizes the impact stated in the Draft EIR.

Mitigation Measure: All mitigation measures that were identified in the Draft EIR are presented, and numbered accordingly.

Action: For every mitigation measure, one or more actions are described. The actions delineate the means by which the mitigation measures will be implemented, and, in some instances, the criteria for determining whether a measure has been successfully implemented. Where mitigation measures are particularly detailed, the action may refer back to the measure.

Implementing Party: This item identifies the entity that will undertake the required action, typically the project applicant or its designee.

Exhibit 2
Item 7-A, April 4, 2019
Historical Advisory Board

Timing: Implementation of the action must occur prior to or during some part of project approval, project design or construction or on an ongoing basis. The timing for each measure is identified.

Monitoring Party: The City of Alameda is primarily responsible for ensuring that mitigation measures are successfully implemented. Within the City, a number of departments and divisions would have responsibility for monitoring some aspect of the overall project.

TABLE 4-1
ALAMEDA MARINA MASTER PLAN MITIGATION MONITORING AND REPORTING PROGRAM

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Air Quality and Climate Change					
Impact AQ/CC-1: The proposed project would not result in localized construction dust-related air quality impacts; generate construction emissions that would result in a substantial increase of criteria pollutants and precursors for which the air basin is in nonattainment under an applicable federal or state ambient air quality standard; or expose sensitive receptors to substantial concentrations of toxic air contaminants or respirable particulate matter (PM2.5).	Mitigation Measure AQ/CC-1: <i>Implementation of Dust Abatement Programs.</i> The project applicant 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. <ul style="list-style-type: none">• All active construction areas shall be watered two times daily 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.• 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. The use of dry power sweeping is prohibited.• If visible soil material is carried onto adjacent public streets, these streets shall be swept daily with water sweepers. The use of dry power sweeping is prohibited.• 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.• 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.• 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.• 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.• 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.• Post a publicly visible sign with the telephone number and person to contact at the City of Alameda regarding dust complaints. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.	Provide Dust Abatement Plan that meets the requirements of the mitigation measure to the City Building Division for review and approval.	Project applicant or designee	Prior to issuance of demolition and/or building permits.	City of Alameda
	Mitigation Measure AQ/CC-2: The project applicant shall ensure that construction contract specifications include a requirement that all off-road diesel-powered construction equipment used for project improvements shall be equipped with a Level 3 Verified Diesel Emissions Control (VDEC), which would reduce diesel particulate emissions by at least 85 percent.	Provide construction specifications to City Building Division for review and approval.	Project applicant or designee	Prior to issuance of construction contracts and/or construction bid materials.	City of Alameda

TABLE 4-1 (CONTINUED)
ALAMEDA MARINA MASTER PLAN MITIGATION MONITORING AND REPORTING PROGRAM

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Impact AQ/CC-5: The proposed project would not conflict with or obstruct the implementation of the applicable air quality plan.	Mitigation Measure AQ/CC-3: The City shall require that the following measures be implemented, either by the City or the project applicant, or both in combination, to encourage the use of low- and zero-emission vehicles in travel to and from the project site and construction meeting LEED Silver or equivalent sustainable design standards: <ul style="list-style-type: none">Promote use of clean fuel-efficient vehicles through preferential parking and/or installation of charging stations.Require LEED Silver certification or equivalent for all new residential structures.Promote zero-emission vehicles by providing a neighborhood electric vehicle program to reduce the need to have a car or second car as an element of the TDM program.	Provide design and construction specifications to City Building Division for review and approval.	Project applicant or designee	Prior to issuance of construction contracts and/or construction bid materials.	City of Alameda
Biological Resources					
Impact BIO-1: The proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on species identified as candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the United States Fish and Wildlife Service.	Mitigation Measure BIO-1a: Prior to the start of in-water construction and maintenance that would require pile driving, the project applicant shall prepare a NMFS-approved sound attenuation monitoring plan to protect fish and marine mammals, if impact pile driving is required for project implementation. 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 one or more of the following best management practices (BMPs) to meet the 183 dB performance standard): <ul style="list-style-type: none">To the extent feasible, all pilings shall be installed and removed with vibratory pile drivers only. If feasible, vibratory pile driving shall be conducted following the Corps' "Proposed Procedures for Permitting Projects that will Not Adversely Affect Selected Listed Species in California". 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.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 criteriaIf necessary, 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 herring and implement all requested actions to avoid impacts.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 threshold levels.	Pre-construction: Provide NMFS-approved sound attenuation and monitoring plan to the City Planning Division. During construction: Provide monitoring reports as specified in agreement with NMFS.	Project applicant or designee	Pre-construction: Prior to issuance of demolition/building permits in affected areas. During construction: Ongoing per terms of agreement with NMFS.	City of Alameda
	Mitigation Measure BIO-1b: During the project permitting phase, any activities requiring in-water work will either proceed under one of the programmatic consultations for federally listed species described above or a project-level BO would be required. Alternatively, the project will obtain Incidental Harassment Authorization (IHA) for marine mammals for dredging or pile driving activities. The project applicant shall also consult with CDFW regarding project impacts on State listed special-status fish species 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.	Provide evidence of regulatory compliance to the City Building Division and/or the City Planning Division as specified in the measure.	Project applicant or designee	Prior to issuance of demolition/building permits in affected areas.	City of Alameda
	Mitigation Measure BIO-1c:	Pre-construction: Provide NMFS-approved sound attenuation and monitoring plan to the City Planning Division. During construction: Provide	Project applicant or designee	Prior to issuance of demolition/building permits in affected areas.	City of Alameda

TABLE 4-1 (CONTINUED)
ALAMEDA MARINA MASTER PLAN MITIGATION MONITORING AND REPORTING PROGRAM

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
	<p>As part of the NMFS-approved sound attenuation monitoring plan required for pile driving in Mitigation Measure BIO-1a, the City shall ensure that the project applicant implements these additional actions 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-feet (500-meter) safety zone and resume only after the animal has been gone from the area for a minimum of 15 minutes.A “soft start” technique shall be employed in all pile driving to give marine mammals an opportunity to vacate the area.Maintain in-air sound levels at the noise source below 90 dBA 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>monitoring reports as specified in agreement with NMFS.</p>			
	<p>Mitigation Measure BIO-1d:</p> <p>Through the Design Review application process, the City shall ensure that the project applicant installs dock lighting on all floating docks and adjacent areas that minimizes artificial lighting of Bay waters by using shielded, low-mounted, and low light-intensity fixtures and bulbs.</p>	<p>Pre-construction: Provide lighting plans to City Building Division for review and approval showing compliance with measure. Post-construction: Demonstrate compliance with measure to satisfaction of the City Building Division.</p>	<p>Project applicant or designee</p>	<p>Pre-construction: Prior to issuance of building permits for affected water-side areas. Post-construction: Prior to issuance of occupancy permits.</p>	<p>City of Alameda</p>
	<p>Mitigation Measure BIO-1e:</p> <p>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, a 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, demolition, 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.</p> <p>If active nests are found on either the proposed construction site or within the 500-foot survey buffer surrounding the proposed construction site, no-work buffer zones shall be established around the nests in coordination with CDFW. No renovation, 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.</p>	<p>Conduct pre-construction surveys for nesting birds if construction is proposed during specified times; provide results of surveys to City Building Division and/or City Planning Division; conduct construction activities according to the protocol described in the mitigation measure.</p>	<p>Project applicant or designee</p>	<p>Prior to issuance of demolition/building permits.</p>	<p>City of Alameda</p>
<p>Impact BIO-2: Development facilitated by the proposed project would not have a substantial adverse effect on riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.</p>	<p>Mitigation Measure BIO-2a:</p> <p>Prior to in-water work, the City shall ensure that the project applicant conducts a pre-construction survey to determine if native oysters, mussels, and eelgrass are present in the Oakland-Alameda Estuary to be affected by the project.</p> <ul style="list-style-type: none">The eelgrass survey shall be conducted according to the methods contained in the California Eelgrass Mitigation Policy and Implementing Guidelines (NMFS, 2014), with the exception that the survey shall be conducted within 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 eelgrass beds or native oysters are 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	<p>Conduct preconstruction surveys for native oysters, mussels, and eelgrass as specified in the mitigation measure; provide results of surveys to City Building Division and/or City Planning Division; follow avoidance and monitoring protocols as directed by NMFS and as specified in the mitigation measure; provide compensatory mitigation if required.</p>	<p>Project applicant or designee</p>	<p>Prior to issuance of building permits for the affected in-water areas.</p>	<p>City of Alameda</p>

TABLE 4-1 (CONTINUED)
ALAMEDA MARINA MASTER PLAN MITIGATION MONITORING AND REPORTING PROGRAM

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
	<p>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).</p> <ul style="list-style-type: none">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 or compensatory mitigation site for eelgrass or oyster beds shall be within San Francisco Bay.				
	<p>Mitigation Measure BIO-2b:</p> <p>The Marina operators shall prepare educational information regarding sensitive biological resources in the project vicinity 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> <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), U.S. 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>Prepare educational materials as specified in the mitigation measure; present materials to the City and cooperating agencies for review and approval.</p>	<p>Project applicant or designee</p>	<p>Prior to issuance of occupancy permits.</p>	<p>City of Alameda</p>
	<p>Mitigation Measure BIO-2c:</p> <p>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 wharves 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 Undaria and Sargasso.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 other features.The onsite presence of a qualified marine biologist to assist the contractor in the identification and proper handling of any invasive species on removed 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.	<p>Prepare Marine Invasive Species Control Plan with cooperation and oversight from relevant agencies as specified in the mitigation measure; implement the plan as specified in the mitigation measure; conduct technical assistance activities as specified in the mitigation measure; prepare and submit a post-construction report to the City of Alameda and applicable agencies.</p>	<p>Project applicant or designee</p>	<p>Pre-construction: Prior to issuance of demolition/building permits within the affected in-water areas. Post-construction: Prior to final inspection of completed in-water structures within the affected area(s).</p>	<p>City of Alameda</p>
<p>Impact BIO-3: Development facilitated by the proposed project would not have a substantial adverse effect on federally protected wetlands, 'other waters', and navigable waters as defined by Sections 404 and 10 of the Clean Water Act and waters of the State through direct removal, filling, hydrological interruption, or other means.</p>	<p>Mitigation Measure BIO-3a:</p> <p>All dredging and in-water construction activities shall be consistent with the standards and procedures set forth in the Long Term Management Strategy for dredging in the San Francisco Bay waters, a program developed by the U.S. Army Corps of Engineers (USACE), the Bay Conservation and Development Commission (BCDC), the Regional Water Quality Control Board (RWQCB), the U.S. Environmental Protection Agency, (EPA), and other agencies, to guide the disposal of dredge materials in an environmentally sound manner.</p>	<p>Submit to the City an approved plan and/or required regulatory permits showing compliance with applicable requirements as specified in the mitigation measure.</p>	<p>Project applicant or designee</p>	<p>Prior to issuance of dredging and construction permits within the affected in-water areas.</p>	<p>City of Alameda</p>
	<p>Mitigation Measure BIO-3b:</p> <p>During project construction, best management practices (BMPs) would be applied to prevent potential pollutants from entering the storm drain system directly, reducing sediment or potentially hazardous runoff from entering receiving waters. Examples of these measures include covering trash receptacles and car wash areas, regular sweeping of paved surfaces, stenciling of storm drain inlets, and installation of full trash capture devices.</p>	<p>Provide construction specifications to City Building Division for review and approval.</p>	<p>Project applicant or designee</p>	<p>Prior to issuance of construction contracts and/or construction bid materials.</p>	<p>City of Alameda</p>

TABLE 4-1 (CONTINUED)
ALAMEDA MARINA MASTER PLAN MITIGATION MONITORING AND REPORTING PROGRAM

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Impact BIO-4: Development facilitated by the proposed project would not interfere with the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	<p>Mitigation Measure BIO-4:</p> <p>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.</p> <p>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:</p> <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,— 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.• 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;• 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 three feet from the glass. Such close proximity will obscure habitat reflections and will minimize fatal collisions by reducing birds’ flight momentum. <p>Lighting. The project applicant shall 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 the proposed project to reduce night lighting impacts on avian species:</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 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.• 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.	Submittal of building, lighting, and structural plans to the City Building Division that meet the requirements of the bird-strike avoidance specifications as specified in the mitigation measure; preparation of education materials for future building occupants; peer review and approval of all of the above by a qualified biologist with appropriate expertise, with oversight by City staff; documentation of all of the above as specified in the mitigation measure.	Project applicant or designee	Pre-construction: Prior to issuance of building permits for each project phase. Post-construction documentation: Prior to issuance of building permits for each project phase.	City of Alameda

TABLE 4-1 (CONTINUED)
ALAMEDA MARINA MASTER PLAN MITIGATION MONITORING AND REPORTING PROGRAM

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
	<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, occupants, 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>				
Cultural Resources					
Impact CUL-1: Project implementation would cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5.	<p>Mitigation Measure CUL-1a:</p> <p>Treatment of Historic Properties (Buildings 16 19 and 27). Alterations, to the exteriors of Buildings 16, 19 and 27, shall conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, if feasible (NPS, 1995) and PRC 5024.5.</p>	Placement of specified mitigation requirements within the project plans for each phase of project development; provide construction specifications to City Building Division for review prior to construction bid solicitation and/or contract finalization.	Project applicant or designee	Prior to issuance of construction contracts and/or construction bid solicitation.	City of Alameda
	<p>Mitigation Measure CUL-1b:</p> <p>Documentation. The project proponent shall prepare a treatment plan including but not limited to photo documentation and public interpretation of the Alameda Marina Historic District (Buildings 1, 4, 6, 12, 15, 16, 17, 19, 21, 22, 27, 28, 29, 31, 32, 33, 34, and the graving dock). Photo documentation will be overseen by a Secretary of the Interior–qualified architectural historian, documenting the affected historical resource. in accordance with the National Park Service's Historic American Buildings Survey (HABS) and/or Historic American Engineering Record (HAER) standards. Such standards typically include large-format photography using (4x5) negatives, written data, and copies of original plans if available. The HABS/HAER documentation packages will be archived at local libraries and historical repositories, as well as the Northwest Information Center of the California Historical Resources Information System.</p>	Submit to the City a treatment plan for approval that meets the requirements of the mitigation; carry out the requirements of the approved plan; provide evidence of completion.	Project applicant or designee	Prior to issuance of demolition permits for affected areas.	City of Alameda
	<p>Mitigation Measure CUL-1c:</p> <p>Interpretive Display. Public interpretation of historical resources shall be provided and could include a plaque, kiosk, or other method of describing the Alameda Marina Historic District's historic or architectural importance to the general public. The design and placement of the display(s) shall be reviewed and approved by the City of Alameda Historic Advisory Board.</p>	Submit to the City for approval an interpretive plan that meets the requirements of the mitigation; submit designs for interpretive displays for approval; provide evidence of completion.	Project applicant or designee	Pre-construction: Prior to issuance of building permits for each project phase. Post-construction documentation: Prior to issuance of building permits for each project phase.	City of Alameda

TABLE 4-1 (CONTINUED)
ALAMEDA MARINA MASTER PLAN MITIGATION MONITORING AND REPORTING PROGRAM

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Impact CUL-2: Project construction could cause a substantial adverse change in the significance of an archaeological resource, including those determined to be a historical resource defined in Section 15064.5 or a unique archaeological resource defined in PRC 21083.2.	<p>Mitigation Measure CUL-2a:</p> <p>Archaeological Resources Management Plan. During the preliminary design for development within the project area, and prior to submittal of a building permit or grading application to the City of Alameda, the project applicant shall undertake the following:</p> <ul style="list-style-type: none">• Preservation in Place. A qualified archaeologist, in consultation with the City of Alameda, the project applicant, and the appropriate Native American representative(s) shall determine whether preservation in place of site CA-ALA-11 is feasible. Consistent with CEQA Guidelines Section 15126.4(b)(3), this may be accomplished through planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement. <p>If it is determined that preservation in place is not feasible for the resource and another type of mitigation would better serve the interests protected by CEQA, mitigation shall include testing and data recovery through archaeological investigations and the project applicant shall undertake the following:</p> <ul style="list-style-type: none">• Archaeological Resources Management Plan. Because a significant archaeological resource (CA-ALA-11) has been previously identified in the project area, the project proponent shall retain a Secretary of the Interior-qualified archaeologist, in consultation with a Native American representative(s), to prepare and implement an Archaeological Resources Management Plan (ARMP). The ARMP shall include a preliminary testing program to identify the types of expected archaeological materials, the testing methods to be used to define site boundaries and constituents, and the locations recommended for testing. The purpose of the testing program will be to determine to the extent possible the presence or absence of archaeological materials in the proposed areas of disturbance for the project and to determine whether those materials contribute to the significance of site CA-ALA-11. If a significant contributing element to the site is in the project area, the project proponent shall conduct a data recovery program as outlined in the ARMP. The ARMP will include how the data recovery program would preserve the significant information the archaeological resource is expected to contain. Treatment would consist of (but would not be not limited to) sample excavation, artifact collection, site documentation, and historical research, with the aim of targeting the recovery of important scientific data contained in the portion(s) of the significant resource to be impacted by the project. The ARMP shall include provisions for analysis of data in a regional context; reporting of results within a timely manner and subject to review and comments by the appropriate Native American representative, before being finalized; curation of artifacts and data at a local facility acceptable to the City and appropriate Native American representative; and dissemination of final confidential reports to the appropriate Native American representative, the Northwest Information Center of the California Historical Resources Information System and the City.	Submit plan for approval that meets the requirements of the mitigation measure.	Project applicant or designee	Prior to issuance of construction contracts and/or construction bid solicitation.	City of Alameda
	<p>Mitigation Measure CUL-2b:</p> <p>Inadvertent Discovery of Archaeological Resources. During construction outside of known archaeological site boundaries, if prehistoric or historic-era cultural materials are encountered, all construction activities within 100 feet shall halt and the City shall be notified. 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-period materials might include stone, concrete, or adobe footings and walls; artifact filled wells or privies; and deposits of metal, glass, and/or ceramic refuse.</p> <p>The project applicant shall ensure that a Secretary of the Interior-qualified archaeologist inspect the find within 24 hours of discovery. If the find is determined to be potentially significant, the archaeologist, shall follow the guidelines provided in Mitigation Measure CUL-2a above.</p>	Submit for approval a plan for inadvertent discovery; incorporate requirements into the design and construction specifications; demonstrate retainment of qualified archaeologist to be available in the event of an inadvertent discovery; comply with terms of Mitigation Measure CUL-2a if a discovery is found to be potentially significant.	Project applicant or designee	Prior to issuance of construction contracts and/or construction bid materials.	City of Alameda

TABLE 4-1 (CONTINUED)
ALAMEDA MARINA MASTER PLAN MITIGATION MONITORING AND REPORTING PROGRAM

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Impact CUL-3: Project construction could disturb human remains, including those interred outside of formal cemeteries.	Mitigation Measure CUL-3: <i>Inadvertent Discovery of Human Remains.</i> Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California, the project applicant shall ensure the following: <ul style="list-style-type: none">Project construction personnel shall be informed of the potential of encountering human remains during construction, and the proper procedures to follow in the event of the discovery of human remains during construction.In the event of the discovery of human remains during construction, work shall stop in that area and within 100 feet of the find. The Alameda County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to their authority, they shall notify the Native American Heritage Commission who shall identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the project applicant shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further ground disturbance.	Incorporate requirements into the design and construction specifications; comply with mitigation if remains are found.	Project applicant or designee	Prior to issuance of construction contracts and/or construction bid materials.	City of Alameda
Impact CUL-4: Project construction could cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074.	Mitigation Measure CUL-4: <i>Tribal Cultural Resources Interpretive Program.</i> In consultation with the affiliated Native American tribal representatives, the proposed project shall be redesigned so as to avoid any adverse effect on the significant tribal cultural resource, if feasible. If preservation in place of the tribal cultural resource is not a sufficient or feasible option, the project applicant shall implement an interpretive program of the tribal cultural resource in consultation with affiliated tribal representatives. The plan shall identify, as appropriate, proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or installation, and a long term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational panels or other informational displays.	Submit to the City for approval an interpretive plan that meets the requirements of the mitigation; submit designs for interpretive displays for approval; provide evidence of completion.	Project applicant or designee	Pre-construction: Prior to issuance of building permits for each project phase. Post-construction documentation: Prior to issuance of building permits for each project phase.	City of Alameda
Hazards and Hazardous Materials					
Impact HAZ-1: Demolition of the existing structures on the project site which likely contain hazardous building materials—such as lead-based paint, asbestos, and PCBs—could potentially expose workers, the public, or the environment to hazardous materials from the transport, use, or disposal of these hazardous materials and waste.	Mitigation Measure HAZ-1a: Prior to issuance of any demolition permit, the project applicant shall submit to the Alameda County Department of Environmental Health a hazardous building material assessment prepared by qualified licensed contractors for any structure intended for demolition indicating whether ACMs, LBP or lead-based coatings, and/or PCB-containing equipment, are present.	Submit appropriate assessment, disposal plans and/or permits to the City Building Division.	Project applicant or designee	Prior to issuance of demolition permits.	City of Alameda
	Mitigation Measure HAZ-1b: If the assessment required by Mitigation Measure HAZ-1a indicates the presence of ACMs, LBP, and/or PCBs, the project applicant shall create and implement a health and safety plan in accordance with local, state, and federal requirements to protect demolition and construction workers and the public from risks associated with such hazardous materials during demolition or renovation of affected structures.	Submit health and safety plan meeting the requirements of the mitigation measure for review and approval by the City Building Division.	Project applicant or designee	Prior to issuance of building permits.	City of Alameda
	Mitigation Measure HAZ-1c: If the assessment required by Mitigation Measure HAZ-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.	Submit appropriate disposal plans and/or permits to the satisfaction of the City Building Division. Submit remediation verification to the satisfaction of the City Building Division, in compliance with applicable laws and regulations.	Project applicant or designee	Pre-demolition: Prior to issuance of demolition permits. Post-demolition: Prior to issuance of building permits.	City of Alameda

TABLE 4-1 (CONTINUED)
ALAMEDA MARINA MASTER PLAN MITIGATION MONITORING AND REPORTING PROGRAM

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Impact HAZ-2: Construction at the project site could potentially disturb soil and groundwater impacted by historical hazardous material use, which could expose construction workers, the public, or the environment to adverse conditions related to the transport, use, or disposal of hazardous materials and waste.	Mitigation Measure HAZ-1d: If the assessment required by Mitigation Measure HAZ-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: <div><div>1.</div><div>Develop a removal specification approved by a Certified Lead Project Designer.</div></div> <div><div>2.</div><div>Ensure that all removal workers are properly trained.</div></div> <div><div>3.</div><div>Contain all work areas to prohibit off-site migration of paint chip debris.</div></div> <div><div>4.</div><div>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/or disposal of intact LBP on all materials to be cut and/or removed during the demolition.</div></div> <div><div>5.</div><div>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.</div></div> <div><div>6.</div><div>Clean up and/or vacuum paint chips with a high efficiency particulate air (HEPA) filter.</div></div> <div><div>7.</div><div>Collect, segregate, and profile waste for disposal determination.</div></div> <div><div>8.</div><div>Properly dispose of all waste.</div></div>	Submit appropriate disposal plans and/or permits to the satisfaction of the City Building Division. Submit remediation verification to the satisfaction of the City Building Division, in compliance with applicable laws and regulations.	Project applicant or designee	Pre-demolition: Prior to issuance of demolition permits. Post-demolition: Prior to issuance of building permits.	City of Alameda
	Mitigation Measure HAZ-1e: If the assessment required by Mitigation Measure HAZ-1a finds presence of PCBs, the project applicant shall ensure that PCB abatement in compliance with applicable regulations is conducted prior to building demolition or renovation. PCBs shall be removed by a qualified contractor and transported in accordance with Caltrans requirements.	Submit appropriate disposal plans and/or permits to the satisfaction of the City Building Division. Submit remediation verification to the satisfaction of the City Building Division, in compliance with applicable laws and regulations.	Project applicant or designee	Pre-demolition: Prior to issuance of demolition permits. Post-demolition: Prior to issuance of building permits.	City of Alameda
	Mitigation Measure HAZ-2a: Prior to issuance of any demolition permit, the project applicant shall submit to the City a Site-Specific Environmental Health and Safety Plan (HASP). The HASP shall be consistent with State and federal OSHA standards for hazardous waste operations (California Code of Regulations, Title 8, Section 5192 and 29 Code of Federal Regulations 1910.120, respectively) and any other applicable health and safety standards. The HASP shall include descriptions of health and safety training requirements for onsite personnel and levels of personal protective equipment to be used, and any other applicable precautions to be undertaken to minimize direct contact with soil and to a lesser degree, groundwater if is encountered. The HASP shall be adhered to during construction and excavation activities. All workers onsite should read and understand the HASP and copies shall be maintained onsite during construction and excavation at all times.	Submit health and safety plan meeting the requirements of the mitigation measure for review and approval by the City Building Division.	Project applicant or designee	Prior to issuance of demolition permits.	City of Alameda

TABLE 4-1 (CONTINUED)
ALAMEDA MARINA MASTER PLAN MITIGATION MONITORING AND REPORTING PROGRAM

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
	<p>Mitigation Measure HAZ-2b:</p> <p>Prior to issuance of a building or grading permit for any ground breaking activities within the project site, the project applicant shall prepare a Site Management Plan (SMP) consistent with US EPA, DTSC, and Water Board standards for incorporation into construction specifications. 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 of groundwater. At a minimum the SMP shall include the following components:</p> <ol style="list-style-type: none">Dust control measures: Dust generation shall be minimized by any or all appropriate measures. These measures may include:<ol style="list-style-type: none">Misting or spraying water while performing excavation activities and loading transportation vehicles;Limiting vehicle speeds onsite to 5 miles per hour;Controlling excavation activities to minimize the generation of dust;Minimizing drop heights while loading transportation vehicles; andCovering any soil stockpiles generated as a result of excavating soil potentially impacted by contaminants of concern with plastic sheeting or tarps.Decontamination measures: Decontamination methods shall include scraping, brushing, and/or vacuuming to remove dirt on vehicle exteriors and wheels. In the event that these dry decontamination methods are not adequate, methods such as steam cleaning, high-pressure washing, and cleaning solutions shall be used, as necessary, to thoroughly remove accumulated dirt and other materials. Wash water resulting from decontamination activities shall be collected and managed in accordance with all applicable laws and regulations.Stormwater pollution control measures: Should rainfall occur during construction on exposed soils at the site stormwater pollution controls shall be implemented to minimize stormwater runoff from exposed soil containing contaminants of concern at the site and to prevent sediment from leaving the site, in accordance with all laws and regulations. Stormwater pollution controls shall be based on BMPs to comply with State and local regulations. Sediment and erosion protection controls may include but are not limited to:<ol style="list-style-type: none">Constructing berms or erecting silt fences at entrances to the project site;Placing straw bale barriers around catch basins and other entrances to the storm drains;During significant rainfall events, covering with plastic sheeting or tarps any soil stockpiles generated as a result of excavating soil potentially impacted by contaminants of concern.Field screening of potential contaminated soil and suspect contamination discovery: Potentially contaminated soil shall be either direct loaded using the profile data associated with Stellar Environmental Solutions' October 2015 report or stockpiled for additional sampling and analyses to define the contamination fate after the excavation stage. If more the one year elapses between the soil profiling and the excavation stage stockpiling, sampling may be required by a regulated landfill. Trained (with 40-hour hazwopper and associated updates) environmental personnel shall be onsite to do the stockpile sampling and be on-call to deal with any suspect contamination discovery. Personnel will monitor for potentially contaminated soils by visual screening, noting any contaminant odors, and utilizing a photoionization detector (PID) to field measure any VOCs during the excavation activity. Monitoring parameters shall be recorded at intervals of approximately 1 hour or less.	<p>Submit appropriate plans to the satisfaction of the City Building Division. Submit remediation verification to the satisfaction of the City Building Division, in compliance with applicable laws and regulations.</p>	<p>Project applicant or designee</p>	<p>Pre-demolition: Prior to issuance of demolition permits. Post-demolition: Prior to issuance of building permits.</p>	<p>City of Alameda</p>
<p>Impact HAZ-5: Development of the project would be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and could result in a safety hazard to the public or environment through exposure to previous contamination of soil or groundwater.</p>	<p>Mitigation Measure HAZ-3:</p> <p>Prior to issuance of a building or grading permit for any ground breaking activities within the project site, the project applicant shall prepare a Remedial Risk Management Plan (RRMP). The RRMP shall be developed and followed by current and future owners, tenants, and operators. The RRMP shall include the implementation of any needed corrective action remedies and engineering design.</p>	<p>Submit appropriate plans to the satisfaction of the City Building Division. Submit remediation verification to the satisfaction of the City Building Division, in compliance with applicable laws and regulations.</p>	<p>Project applicant or designee</p>	<p>Pre-demolition: Prior to issuance of demolition permits. Post-demolition: Prior to issuance of building permits.</p>	<p>City of Alameda</p>

Hydrology and Water Quality

TABLE 4-1 (CONTINUED)
ALAMEDA MARINA MASTER PLAN MITIGATION MONITORING AND REPORTING PROGRAM

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Impact HYD-4: Development of the proposed project would not substantially contribute to runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	Mitigation Measure HYD-1: 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 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.• 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.	Submit appropriate plan meeting the requirements of the mitigation measure for review and approval by the City Building Division.	Project applicant or designee	Prior to issuance of building permits.	City of Alameda
Noise					
Impact NOI-1: Construction of proposed project elements could expose persons to or generate noise levels in excess of the City noise standards or result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	Mitigation Measure NOISE-1a: The applicant shall create and implement development-specific noise and vibration reduction plans, which shall be enforced via contract specifications. Contractors may elect any combination of legal, non-polluting methods to maintain or reduce noise and vibration to threshold levels or lower, as long as those methods do not result in other significant environmental impacts or create a substantial public nuisance. In addition, the applicant shall require contractors to limit construction activities to daytime hours between 7:00 am and 7:00 pm Monday through Friday and 8:00 am to 5:00 pm on Saturdays. 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.	Submit construction noise and vibration management plan meeting the requirements of the mitigation measure to the City Building Division for review and approval; incorporate requirements thereof into the project plans, to the satisfaction of the City Building Division.	Project applicant or designee	Prior to issuance of construction contracts and/or construction bid solicitation materials.	City of Alameda
	Mitigation Measure NOISE-1b: To reduce pile driving noise, “vibratory” pile driving or drilled and cast-in-place piles shall be used wherever feasible. The vibratory pile driving technique, despite its name, does not generate vibration levels higher than the standard pile driving technique. It does, however, generate lower, less-intrusive noise levels.	Indicate specified requirements on project plans and requests for bids of preference for vibratory pile driving techniques, subject to review and approval by the City Building Division.	Project applicant or designee	Prior to issuance of construction contracts and/or construction bid solicitation materials.	City of Alameda
Impact NOI-3: Traffic and equipment operations associated with the proposed project could result in a substantial permanent increase in ambient noise levels in the vicinity or above levels existing without the project.	Mitigation Measure NOISE-2a: Acoustical studies, describing how the exterior and interior noise standards will be met, shall 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, Section 1207, of the California Building Code, Noise Insulation Standards, for multiple-family uses, regulated by Title 24.	Submit indicated acoustical studies to City Building Division for review and approval, and demonstrated compliance with recommendations therein required to meet the specifications of the mitigation measure.	Project applicant or designee	Prior to issuance of building permits.	City of Alameda
	Mitigation Measure NOISE-2b: The applicant shall demonstrate through its acoustical studies that the proposed project will 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.	Submittal of acoustical studies to City Building Division for review and approval, wherein compliance with City’s General Plan can be verified.	Project applicant or designee	Prior to issuance of building permits.	City of Alameda
Transportation and Traffic					
Impact TRA-1: The proposed project would not exceed the regional VMT per capita minus 15 percent.	Mitigation Measure TRA-1: To reduce the amount of VMT generated by the project, as well as the number of automobile trips generated by the project and to reduce automobile LOS impacts, the project shall prepare a Transportation Demand Management (TDM) Plan and funding program for Planning Board review and approval. The TDM plan shall include the following measures to reduce VMT and vehicle trips, particularly single-occupant vehicle trips, by project residents, workers, and visitors.: <ul style="list-style-type: none">• All residents and employers at Alameda Marina will pay annual fees to support supplemental transit services and trip reduction services for the residents and employees.• All residents and employees will be provided with AC Transit Easy Passes, which will provide access to all of AC Transit’s services including the San Francisco express commuter buses. The cost of the passes will be included in the mandatory assessments on	Submit Transportation Demand Management (TDM) Plan for review and approval by the City of Alameda; submit annual TDM monitoring plan for review and approval by the City of Alameda.	Project applicant or designee	Initial submittal of TDM(s): Prior to issuance of building permits for each project phase. Submittal of TDM monitoring reports: On an annual basis.	City of Alameda

TABLE 4-1 (CONTINUED)
ALAMEDA MARINA MASTER PLAN MITIGATION MONITORING AND REPORTING PROGRAM

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
	<p>each unit, which dis-incentives future residents who prefer to drive alone and do not want to use transit.</p> <ul style="list-style-type: none">Residents of the non-townhome units, who wish to have cars, will be required to lease parking spaces on a monthly basis in a shared parking lot or structure. The cost of the parking will be “unbundled” from the cost of the residential unit, which provides a financial incentive for residents to reduce car ownership and take advantage of the AC Transit passes, which are “bundled” into the cost of their residential units. (The 162 townhomes will have private parking.)The project residents will be members of the Alameda Transportation Management Agency, which will provide transportation information services to all of the residents through a TMA website and through annual surveys of resident transportation needs.The project will provide access to car share and guaranteed ride home services to make it easier for residents and employees to reduce their dependence on a private automobile and increase use of project-provided transit services.Resident annual assessments in the Northern Waterfront area currently fund supplemental commute hour service on the AC Transit Line 19, which provides direct service to Fruitvale and 12th Street BART stations. Future assessments received from project residents and employers will allow for additional transit services and future water shuttle services designed to serve the waterfront developments along the Estuary in Alameda and Oakland and connect the project sites to the regional ferry services provided from Jack London Square in Oakland and the Main Street Terminal in Alameda.				
Impact TRA-3: In the event that the planned Clement Avenue extension is not completed prior to project opening, the proposed project could increase traffic volumes at intersections on Buena Vista Avenue such that traffic operations could deteriorate to substandard conditions.	<p>Mitigation Measure TRA-3:</p> <p>The project shall pay a fair share contribution to the cost of the Clement Avenue extension from Atlantic Avenue to Grand Street. The fair share contribution shall be calculated based upon a traffic study to calculate the fair share contribution of each Northern Waterfront development project including the Del Monte Warehouse Project, the Encinal Terminals Project, the Wind River fifth building project, and Alameda Marina, which will contribute traffic trips to the Clement Avenue Extension. The City shall require all developers to contribute their fair share as determined by the traffic study. The Alameda Marina fair share contribution shall be paid on a pro-rata basis for each residential phase of the Alameda Marina project (number of units in phase divided by total number of units in project multiplied by the fair share contribution). Each portion of the fair share contribution shall be paid prior to issuance of the first building permit for the current residential phase if work on the Clement Avenue extension has been initiated by another developer of a Northern Waterfront development project. If the work has not been initiated by another developer prior to issuance of the first building permit for Alameda Marina, the contribution shall be made prior to issuance of the first residential Certificate of Occupancy on the property.</p>	Pay fees per the requirements of the mitigation.	Traffic study: City’s traffic consultant. Payment of fees: Project applicant or designee	Per the terms of the mitigation.	City of Alameda
Impact TRA-10: Development facilitated by the proposed project could potentially be inconsistent with adopted policies, plans, and programs supporting alternative transportation.	<p>Mitigation Measure TRA-4:</p> <p>The project shall, consistent with the City of Alameda Bicycle Master Plan, provide a Class I bicycle path along the northern waterfront of the project site and ensure that the path would connect to adjacent future bicycle facilities.</p>	Submit design and construction specifications for pathway; incorporate pathway into the project plans, to the satisfaction of the City Building Division.	Project applicant or designee	Prior to issuance of construction contracts and/or construction bid solicitation materials.	City of Alameda
Utilities and Service Systems					
Impact UTL-2: The proposed project would not have wastewater service demands that would result in a determination by the service provider that it does not have adequate capacity to serve projected demand, necessitating the construction of new or expanded wastewater treatment facilities.	<p>Mitigation Measure UTL-2:</p> <p>Sewer Design. The project sponsors shall: 1) Replace or rehabilitate any existing sanitary sewer collection systems, including sewer lateral lines, to ensure that such systems and lines are free from defects or, alternatively, disconnected from the sanitary sewer system; and 2) Ensure any new wastewater collection systems, including new lateral lines, for the project are constructed to prevent infiltration and inflow (I&I) to the maximum extent feasible while meeting all requirements contained in the Regional Private Sewer Lateral Ordinance and applicable municipal codes or City ordinances.</p>	Comply with terms of the mitigation measure to the satisfaction of the City Department of Public Works and applicable utility providers.	Project applicant or designee	Prior to issuance of first occupancy permit.	City of Alameda