



City of Alameda • California

ADDENDUM TO AN INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION FOR THE MCKAY WELLNESS CENTER (ALAMEDA FEDERAL CENTER REUSE PROJECT)

Pursuant to Section 15164 of the CEQA Guidelines, the City of Alameda has prepared an Addendum to a Mitigated Negative Declaration (MND) because minor changes made to the project that are described below do not raise important new issues about the significant impacts on the environment.

BACKGROUND

On December 4, 2018, the Alameda City Council adopted a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) in compliance with the California Environmental Quality Act (CEQA) for the McKay Wellness Center (Alameda Federal Center Reuse Project). The project consists of a General Plan amendment to change the General Plan designation for the subject property from “Federal Facilities” to “Office” to conform to the underlying Administrative Professional (AP) Zoning District designation for the property. The project also includes a Zoning Map amendment to remove the Government Combining District designation (“G-Overlay”) from the property to reflect the removal of the “Federal Facilities” General Plan designation and allow for private use and conversion of 3.65 acres of former federal property located at 620 Central Avenue for the purposes of providing services to formerly homeless individuals and families. The buildings on the property were constructed beginning in 1942 to support a training facility and barracks for the U.S. Maritime service during World War II.

The Alameda Federal Center project site, including the subject 3.65-acre portion, is listed on the 1979 City of Alameda Historical Buildings Study List with an “s” notation identifying the site’s potential for inclusion on the California Register of Historic Places. Following its placement on the study list, subsequent analysis has determined that there was significant loss of integrity such that the site is not eligible for inclusion on any National, State, or local historic inventory.

PROJECT DESCRIPTION AND LOCATION

The proposed McKay Wellness Center project consists of private use of the site by the Alameda Point Collaborative, including rehabilitation of four of the existing buildings and site areas, demolition and rebuild of one building, and demolition of four existing accessory buildings, to provide approximately 81,000 square feet of space for 90 units of assisted senior living for formerly homeless individuals, a 50 bed respite center for homeless individuals recently released from the hospital, a resource center that assists Alameda residents in a housing crisis or recently homeless to locate appropriate housing and services, and a Primary Care Clinic which provides outpatient services primarily for facility clients. These uses are consistent with and permitted by the A-P, Administrative Professional Zoning District.

Exhibit 6

Item 7-A, May 6, 2021

Historical Advisory Board



City of Alameda • California

In December 22, 2020, APC applied for a Certificate of Approval to allow for the demolition of additional buildings on the project site in order to facilitate construction of the McKay Wellness Center project. The 2018 IS/MND considered the demolition of Building 1 and four accessory buildings, and the rehabilitation of Building 2 (including Buildings 2A, 2B, 2C, and 2D). The revised scope includes the demolition of one additional building, Building 2 (including Buildings 2A, 2B, 2C, and 2D), within the 3.65-acre Alameda Federal Center property located at 620 Central Avenue.

Property Address: 620 Central Avenue (also known as 1245 McKay Avenue)

County Assessor's Parcel Number: 074-1305-026-02

ENVIRONMENTAL ASSESSMENT:

2018 IS/MND:

In accordance with CEQA Guidelines section 15070 et seq., the City of Alameda as the lead agency under CEQA prepared a Mitigated Negative Declaration for the project. The adopted Mitigated Negative Declaration was prepared in the manner required and authorized under CEQA as set forth in City Council Resolution No. 15461 adopted on December 4, 2018 ("2018 IS/MND"), and the City Council found and determined that the 2018 IS/MND adequately addresses the potential environmental impacts of the project and complies with CEQA. The following topics were analyzed in the 2018 IS/MND:

- | | | |
|-------------------------|----------------------------|----------------------------|
| -Aesthetics | -Agriculture and Forestry | -Utilities/Service Systems |
| -Biological Resources | Resources | -Air Quality |
| -Greenhouse Gas | -Cultural Resources | -Geology and Soils |
| Emissions | -Tribal Cultural Resources | -Hydrology/Water Quality |
| -Land Use/Planning | -Hazards & Hazardous | -Noise |
| -Population/Housing | Materials | -Recreation |
| -Transportation/Traffic | -Mineral Resources | -Mandatory Findings of |
| | -Public Services | Significance |

The 2018 IS/MND considered the potential environmental impacts of the project. The 2018 IS/MND found that some construction activities may result in some potentially significant impacts as the result of demolition activities, excavation activities, or other construction activities, but that all of the potential impacts can be mitigated to a level of less than significant through standard construction mitigations. The Mitigation Monitoring and Reporting Program and mitigation measures are to be incorporated into conditions of approval for the project development plans.

2021 Addendum:

The proposed project is eligible for an addendum pursuant to CEQA Guidelines § 15164, which states that “the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR [or Negative Declaration] if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR [or Negative Declaration] have occurred.” Circumstances which would warrant a subsequent EIR or Negative Declaration include substantial changes in the project or new information of substantial importance which would require major revisions of the previous EIR or Negative Declaration due to the occurrence of new significant environmental effects and/or a substantial increase in the severity of previously identified significant effects.

The assessment in this section incorporates by reference the discussion and analysis of all potential environmental topics addressed in the 2018 IS/MND, as they apply. Where appropriate, this assessment addresses environmental topics and/or significance criteria that were established after preparation of the 2018 IS/MND.

The 2018 IS/MND analyzed the development of the McKay Wellness Center including the demolition of one main building (Building 1) and four accessory buildings on the project site. The proposed demolition of Building 2 will not result in any significant effects on cultural resources, air quality, geology/soils, hydrology/water quality, hazards and hazardous materials, tribal cultural resources, biological resources, or other environmental impacts, that were not previously disclosed in the 2018 IS/MND. None of the conditions requiring preparation of a subsequent EIR, per CEQA Guidelines Section 15162, are met by the proposed demolition of additional buildings and structures on the site. There has been minimal “new information” or “substantial changes in circumstance” relative to the proposed Project or the CEQA analysis since the 2018 IS/MND. Those changed circumstances and new information of direct relevance to this Addendum are described as follows:

Cultural Resources - The 2018 IS/MND determined that the property does not include a historic resource as defined by Public Resources Code section 21084.1, and the McKay Wellness Center project would not adversely affect any historical resources. The 2018 IS/MND determination was based on correspondence from the State Office of Historic Preservation in 2003 stating the site and its structures are not eligible for inclusion on the Register of Historic Places because they have lost their historic integrity and association. In addition, the 2018 Environmental Assessment for the Federal Center Reuse Project, (including Appendix D – Cultural Resources Supporting Information), which is referenced in the 2018 IS/MND, refers to a 1996 Page and Turnbull Historic Building Preservation Plan which determined that the property was not historically significant. A recent memorandum prepared by Page and Turnbull dated April 28, 2021 for the Alameda Federal Center site confirmed the conclusion of the 2018 IS/MND, stating that “*the heavily modified buildings that remain do not retain sufficient integrity of setting, location, design,*

materials, workmanship, feeling, or association to be eligible for listing as a historic resource.” Therefore, the proposed demolition of one additional non-historic building on the site does not substantially change the conclusion of the previously adopted 2018 IS/MND that there are no significant impacts to historical resources.

The 2018 IS/MND disclosed that the project, including demolition of Building 1 and four accessory buildings, would not have any substantial impacts to Cultural Resources with the implementation of Mitigation Measure CR-1, CR-2, CR-3, and CR-4. If cultural resources are discovered on the site, these measures will mitigate potential impacts from the project regarding archaeological, cultural, paleontological, and human remains with the implementation of pre-construction and construction operations protocols. The proposed demolition of one additional non-historic building on the site and minor changes in project building area do not substantially change the scope or conclusion of the 2018 IS/MND. Furthermore, implementation of the mitigation measures noted above will reduce any potential cultural resources impact to a less than significant level. Therefore, the minor changes to the project do not substantially change the conclusions of the 2018 IS/MND.

Tribal Cultural Resources – The 2018 IS/MND disclosed that the project, including demolition of Building 1 and four accessory buildings, would not have any substantial impacts to Tribal Cultural Resources with the implementation of Mitigation Measure CR-1, CR-2, and CR-3. If tribal cultural resources are discovered on the site, these measures will mitigate potential impacts from the project regarding archaeological, cultural, and human remains with the implementation of pre-construction and construction operations protocols. The proposed demolition of one additional non-historic building on the site and minor changes in project building area do not substantially change the scope or conclusion of the 2018 IS/MND. Furthermore, implementation of the mitigation measures noted above will reduce any potential tribal cultural resources impact to a less than significant level. Therefore, the minor changes to the project do not substantially change the conclusions of the 2018 IS/MND

Air Quality – The 2018 IS/MND disclosed that the project, including demolition of Building 1 and four accessory buildings, would not have any substantial impacts to Air Quality with the implementation of Mitigation Measure AQ-1. Implementation of AQ-1 will mitigate potential impacts regarding air quality standards and criteria pollutants including construction emissions from the project with dust and equipment exhaust control measures. The proposed demolition of one additional non-historic building on the site and minor changes in project building area do not substantially change the scope or determination of the 2018 IS/MND. Furthermore, implementation of the mitigation measure will reduce any potential air quality impact to a less than significant level. Therefore, the proposed minor changes to the project do not substantially change the conclusions of the 2018 IS/MND.

Biological Resources - The 2018 IS/MND disclosed that the project, including demolition of Building 1 and four accessory buildings, would not have any substantial impacts to Biological Resources with the implementation of Mitigation Measure BR-1 which will mitigate potential impacts to sensitive or special status species including nesting birds from the project by requiring a biological survey to be conducted prior to any construction operations during the nesting season. The proposed demolition of one additional non-historic building on the site and minor changes in project building area do not substantially change the scope or determination of the 2018 IS/MND. Furthermore, implementation of the mitigation measure will reduce any potential biological resources impact to a less than significant level. Therefore, the proposed minor changes to the project do not substantially change the conclusions of the 2018 IS/MND.

Geology and Soils - The 2018 IS/MND disclosed that the project, including demolition of Building 1 and four accessory buildings, would not have any substantial impacts to Geology and Soils with the implementation of Mitigation Measure GS-1 which will mitigate potential impacts regarding seismic safety, soil erosion and stability from the project. The proposed demolition of one additional non-historic building on the site and minor changes in project building area do not substantially change the scope or determination of the 2018 IS/MND. Furthermore, implementation of the mitigation measure will reduced any potential geology and soils impact to a less than significant level. Therefore, the proposed minor changes to the project do not substantially change the determination of the 2018 IS/MND.

Hazardous Materials - The 2018 IS/MND disclosed that the project, including demolition of Building 1 and four accessory buildings, would not have any substantial impacts to Hazardous Materials with the implementation of Mitigation Measures HM-1 and HM-2 which will mitigate potential impacts involving risk of accidents involving hazardous materials on the site the including removal of asbestos and lead materials. The proposed demolition of one additional non-historic building on the site and minor changes in project building area do not substantially change the scope or determination of the 2018 IS/MND. Furthermore, implementation of the mitigation measures will reduce any potential hazardous materials impact to a less than significant level. Therefore, the minor changes to the project changes do not substantially change the determination of the 2018 IS/MND.

Hydrology and Water Quality - The 2018 IS/MND disclosed that the project, including demolition of Building 1 and four accessory buildings, would not have any substantial impacts to Hydrology and Water Quality with the implementation of Mitigation Measures WQ-1, WQ-2, WQ-3 which will mitigate potential impacts regarding violation of water quality standards, waste discharge requirements, drainage, and erosion from the project with the implementation or stormwater control measures. The proposed demolition of one additional non-historic building on the site and minor changes in project building area do not substantially change

the scope or determination of the 2018 IS/MND. Furthermore, implementation of the mitigation measures noted above will reduce any potential hydrology and water quality impact to a less than significant level. Therefore, the proposed minor changes to the project do not substantially change the determination of the 2018 IS/MND.

CEQA DETERMINATION

The analysis presented in this addendum, combined with the prior 2018 IS/MND, demonstrates that the proposed Project would not result in any of the following conditions described below, pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164:

1. Substantial changes are proposed in the project which will require major revisions of the previous mitigated negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Mitigated Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Overall, the proposed Project's impacts are similar to those identified and discussed in the 2018 IS/MND, and the findings reached in the 2018 IS/MND previously adopted by the City Council, remain valid. There are no new impacts or new/updated mitigation measures identified for the proposed Project. The proposed Project would not result in new or substantially more severe impacts, change or add new mitigation measures, or

make feasible any mitigation measures or alternatives previously considered infeasible. The proposed Project will not require major revisions to the adopted 2018 IS/MND due to new information of substantial importance and/or substantial changes in circumstances relevant to the proposed Project. As such, the impacts and mitigation measures described in the 2018 IS/MND would remain valid and would apply to the proposed Project. Therefore, no supplemental environmental review is required in accordance with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164.

Andrew Thomas,
Director of Planning Building & Transportation

April 29, 2021

Date



Signature

Project Planner: Henry Dong, Planner III

Attachment:

McKay Wellness Center (Alameda Federal Center Reuse Project) Mitigation Monitoring and Report Program

Exhibit A

McKay Wellness Center Mitigation Monitoring and Reporting Program

Impact	Action(s)	Implementing Party	Timing	Monitoring Party
AIR QUALITY				
<p>Mitigation Measure AQ-1: The project construction contractor shall reduce the severity of project construction period dust and equipment exhaust impacts by complying with the following control measures:</p> <ul style="list-style-type: none"> • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 mph. • 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 the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. 	Submit Dust Abatement Plan that meets the requirements of the mitigation measure to the Planning, Building, and Transportation Department for review and approval.	Project Applicant or Designee	Prior to Issuance of Demolition and/or Building Permits	City of Alameda

Impact	Action(s)	Implementing Party	Timing	Monitoring Party
<ul style="list-style-type: none"> Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. 				
BIOLOGICAL RESOURCES				
Mitigation Measure BR-1: Removal of trees shall be limited to trees that must be removed in order to accommodate the proposed construction. If any tree removal, site grading, or project construction will occur during the general bird nesting season (February 1st through August 31st), a bird nesting survey shall be conducted by a qualified raptor biologist prior to any grading or construction activity. If conducted during the early part of the breeding season (January to April), the survey shall be conducted no more than 14 days prior to initiation of grading/construction activities; if conducted during the late part of the breeding season (May to August), the survey shall be performed no more than 30 days prior to initiation of these activities. If active nests occupied by birds protected under the Migratory Bird Treaty Act are identified, a 250-foot fenced buffer (or an appropriate buffer zone determined in consultation with the California Department of Fish and Wildlife) shall be established around the nest tree and the site shall be protected until September 1st or until the young have fledged. A biological monitor shall be present during earth-moving activity near the buffer zone to make sure that grading does not enter the buffer area.	Conduct pre-construction surveys for nesting birds if construction is proposed during specified times: provide results of surveys to the Planning, Building, and Transportation Department; conduct construction activities according to the protocol described in the mitigation measure.	Project Applicant or Designee	Prior to Issuance of Demolition and/or Building Permits	City of Alameda
CULTURAL RESOURCES				
Mitigation Measure CR-1: City Staff shall advise the Project Construction Superintendent, Project Inspector, and Building Inspector at a pre-construction conference of the potential for encountering cultural resources during construction and the applicant's responsibilities per CEQA should resources be encountered. This advisory shall also be printed on the Plans and Specification Drawings for this project.	Submit plan for approval that meets the requirements of the mitigation measure.	Project Applicant or Designee	Prior to Issuance of Demolition and/or Building Permits	City of Alameda

Impact	Action(s)	Implementing Party	Timing	Monitoring Party
<p>Mitigation Measure CR-2: If any cultural artifacts are encountered during site grading or other construction activities, all ground disturbance within 100 feet of the find shall be halted until the City of Alameda is notified, and a qualified archaeologist can identify and evaluate the resource(s) and, if necessary, recommend mitigation measures to document and prevent any significant adverse effects on the resource(s). The results of any additional archaeological effort required through the implementation of Mitigation Measures CR-2 or CR-3 shall be presented in a professional-quality report, to be submitted to the project sponsor, the City of Alameda Community Development Department, and the Northwest Information Center at Sonoma State University in Rohnert Park. The project sponsor shall fund and implement the mitigation in accordance with Section 15064.5(c)-(f) of the and Public Resources Code Section 21083.2.</p>	<p>Submit plan for discovery of cultural artifacts; incorporate requirements into the design and construction specifications; demonstrate retainment of qualified archeologist to be available in the event of an encounter; comply with terms of Mitigation Measure CR-2 in the event of an encounter.</p>	<p>Project Applicant or Designee</p>	<p>Prior to Issuance of Demolition and/or Building Permits</p>	<p>City of Alameda</p>
<p>Mitigation Measure CR-3: In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and a qualified archaeologist shall notify the Office of the Alameda County Coroner and advise that office as to whether the remains are likely to be prehistoric or historic period in date. If determined to be prehistoric, the Coroner's Office will notify the Native American Heritage Commission of the find, which, in turn, will then appoint a "Most Likely Descendant" (MLD). The MLD in consultation with the archaeological consultant and the project sponsor, will advise and help formulate an appropriate plan for treatment of the remains, which might include recordation, removal, and scientific study of the remains and any associated artifacts. After completion of analysis and preparation of the report of findings, the remains and associated grave goods shall be returned to the MLD for reburial.</p>	<p>Submit plan for discovery of human remains; incorporate requirements into the design and construction specifications; demonstrate retainment of qualified archeologist to be available in the event of an encounter; comply with terms of Mitigation Measure CR-3 in the event of an encounter.</p>	<p>Project Applicant or Designee</p>	<p>Prior to Issuance of Demolition and/or Building Permits</p>	<p>City of Alameda</p>
<p>Mitigation Measure CR-4: If any paleontological resources are encountered during site grading or other construction activities, all ground disturbance shall be halted until the services of a qualified paleontologist can be retained to identify and evaluate the scientific value of the resource(s) and, if necessary, recommend mitigation</p>	<p>Submit plan for discovery of paleontological resources; incorporate requirements into the design and construction specifications; demonstrate</p>	<p>Project Applicant or Designee</p>	<p>Prior to Issuance of Demolition and/or</p>	<p>City of Alameda</p>

Impact	Action(s)	Implementing Party	Timing	Monitoring Party
measures to document and prevent any significant adverse effects on the resource(s). Significant paleontological resources shall be salvaged and deposited in an accredited and permanent scientific institution, such as the University of California Museum of Paleontology (UCMP).	retainment of qualified paleontologist to be available in the event of an encounter; comply with terms of Mitigation Measure CR-4 in the event of an encounter.		Building Permits	
GEOLOGY AND SOILS				
Mitigation Measure GS-1: Prior to the issuance of building permits, the project applicant shall submit a soil report/geotechnical investigation to the City of Alameda for review and approval. The investigation shall be prepared by a qualified geotechnical engineer and shall stipulate site preparation and building design features necessary to achieve compliance with the latest adopted edition of the California Building Standards Code's geologic, soils, and seismic requirements. The recommendation from the approved soils report/geotechnical investigation shall be incorporated into the project plans to ensure compliance with City and State building code standards. Additionally, the project shall implement the structural upgrades proposed in the June 1990 Seismic Hazard Report prepared by Walk, Haydel & Associates for Buildings, 2A, 2B, 2C, and 2D. As recommended in that report, a more thorough structural seismic analysis for all of the two-story buildings on the site shall be conducted by a qualified structural engineer, and the recommendations of the resulting report shall be incorporated into the project.	Submit listed studies/investigations that meet the requirement of the mitigation measure to the Planning, Building, and Transportation Department for review and approval; provide evidence of satisfactory implementation of the requirement contained therein to the satisfaction of the Planning, Building, and Transportation Department; submit project plans that meet the requirements of the mitigation measure to the Planning, Building, and Transportation Department for review and approval.	Project Applicant or Designee	Prior to Issuance of Demolition and/or Building Permits	City of Alameda
HAZARDOUS MATERIALS				
Mitigation Measure HM-1: Prior to issuance of a demolition permit for the existing buildings on the site, a comprehensive survey for asbestos-containing building materials (ACBM) shall be conducted by a qualified asbestos abatement contractor. Sampling for ACBM shall be performed in accordance with the sampling protocol of the Asbestos Hazard Emergency Response Act (AHERA). If ACBM is identified, all friable asbestos shall be removed prior to building	Submit Survey that meets the requirements of the mitigation measure to the Planning, Building, and Transportation Department; submit remediation verification to the satisfaction of the Planning,	Project Applicant or Designee	Prior to Issuance of Demolition and/or Building Permits	City of Alameda

Impact	Action(s)	Implementing Party	Timing	Monitoring Party
demolition by a State-certified Asbestos Abatement Contractor, in accordance with all applicable State and local regulations, including Bay Area Air Quality Management District (BAAQMD) Regulation 11, Rule 2 pertaining to demolition, removal, and disposal of ACBM. BAAQMD shall be notified at least ten business days in advance of building demolition, in compliance with Regulation 11, Rule 2. To document compliance with the applicable regulations, the project sponsor shall provide the City of Alameda Building Division with a copy of the notice required by BAAQMD for asbestos abatement work, prior to and as a condition of issuance of the demolition permit.	Building, and Transportation Department in compliance with applicable laws and regulations.			
Mitigation Measure HM-2: Prior to issuance of a demolition permit for the existing buildings on the site, a survey for lead-based paint (LBP) shall be conducted by a qualified lead assessor. If LBP is identified, lead abatement shall be performed in compliance with all federal, State, and local regulations applicable to work with LBP and disposal of lead-containing waste. A State-certified Lead-Related Construction Inspector/Assessor shall provide a lead clearance report after the lead abatement work in the buildings is completed. The project sponsor shall provide a copy of the lead clearance report to the City of Alameda Building Division prior to issuance of a demolition permit.	Submit survey that meets the requirement of the mitigation measure to the Planning, Building, and Transportation Department; submit remediation verification to the satisfaction of the Planning, Building, and Transportation Department in compliance with applicable laws and regulations.	Project Applicant or Designee	Prior to Issuance of Demolition and/or Building Permits	City of Alameda
HYDROLOGY AND WATER QUALITY				
Mitigation Measure WQ-1: Prior to issuance of a grading permit the project sponsor shall obtain National Pollutant Discharge Elimination System (NPDES) construction coverage as required by Construction General Permit (CGP) No. CAS000002, as modified by State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ. Pursuant to the Order, the project applicant shall electronically file the Permit Registration Documents (PRDs), which include a Notice of Intent (NOI), a risk assessment, site map, signed certification, Stormwater Pollution Prevention Plan (SWPPP), and other site-specific PRDs that may be required. At a minimum the SWPPP shall incorporate the standards provided in the Association	Submit Stormwater Pollution Prevention Plan (SWPPP) that meets the requirements of the mitigation measure and is compliant with applicable laws and regulations. The SWPPP shall be subject to review and approval by the City Planning, Building, and Transportation Department, City Public Works	Project Applicant or Designee	Prior to Issuance of Demolition and/or Building Permits	City of Alameda

Impact	Action(s)	Implementing Party	Timing	Monitoring Party
<p>of Bay Area Governments' Manual of Standards for Erosion and Sedimentation Control Measures (2005), the California Stormwater Quality Association's California Stormwater Best Management Practices Handbook (2009), the prescriptive standards included in the CGP, or as required by the Clean Water Program Alameda County, whichever are applicable and more stringent. Implementation of the plan will help stabilize graded areas and reduce erosion and sedimentation. The SWPPP shall identify Best Management Practices (BMPs) that shall be adhered to during construction activities. Erosion-minimizing efforts such as hay bales, water bars, covers, sediment fences, sensitive area access restrictions (for example, flagging), vehicle mats in wet areas, and retention/settlement ponds shall be installed before extensive clearing and grading begins. Mulching, seeding, or other suitable stabilization measures shall be used to protect exposed areas during construction activities. The SWPPP shall also be reviewed and approved by the City of Alameda Public Works Department.</p>	<p>Department, and/or regulatory agencies, as applicable.</p>			
<p>Mitigation Measure WQ-2: All cut-and-fill slopes shall be stabilized as soon as possible after completion of grading. No site grading shall occur between October 15th and April 15th unless approved erosion control measures are in place.</p>	<p>Submit plan for approval that meets the requirements of the mitigation measure.</p>	<p>Project Applicant or Designee</p>	<p>Prior to Issuance of Demolition and/or Building Permits</p>	<p>City of Alameda</p>
<p>Mitigation Measure WQ-3: Prior to issuance of a grading permit, the project applicant shall prepare a C.3 Stormwater Control Plan in accordance with current construction and postconstruction requirements specified by State Water Resource Control Board (SWRCB) Order No. 2009-0009-DWQ and the post-construction requirements specified by National Pollutant Discharge Elimination System (NPDES) Order No. R2-2015-0049 and the Alameda Countywide Clean Water Program (ACCWP). The C.3 Stormwater Control Plan shall be developed in accordance with the provisions of ACCWP's C.3 Stormwater Technical Guidance manual (Version 5.1, May 2, 2016). Additionally, as required by the C.3 Provisions,</p>	<p>Submit C.3 Stormwater Control Plan that meets the requirement of the mitigation measure and is compliant with applicable laws and regulations. The Stormwater Control Plan shall be subject to review and approval by the City Planning, Building, and Transportation Department, City Public Works Department;</p>	<p>Project Applicant or Designee</p>	<p>Prior to Issuance of Demolition and/or Building Permits</p>	<p>City of Alameda</p>

Impact	Action(s)	Implementing Party	Timing	Monitoring Party
<p>building permit applications must be accompanied by a Stormwater Control Plan, for review and approval by the City Engineer, which specifies the treatment measures and appropriate source control and site design features that will be incorporated into project design and construction to reduce the pollutant load in stormwater discharges and manage runoff flows.</p> <p>The C.3 Stormwater Control Plan shall be submitted for review and approval by the City of Alameda Public Works Department. The plan and a Stormwater Requirements Checklist shall be prepared by a qualified civil engineer or landscape architect. The applicant shall demonstrate to the City via drawings and engineering calculations that the proposed project includes site design features sufficient to capture and treat on site all stormwater runoff from the project site, in compliance with Provision C.3 of the ACCWP. Landscape features shall be used in lieu of structural features to the degree feasible. As part of compliance with the ACCWP, the applicant shall execute and implement a maintenance agreement with the City of Alameda to provide for the maintenance of all onsite stormwater treatment features and devices in perpetuity, including specification of how the maintenance will be financed. Prior to issuance of the building permit, the applicant shall provide proof of recording this agreement from the Alameda County Clerk Recorder's Office. The applicant shall submit to the Alameda Public Works Department annual certificates of compliance with the operations and maintenance requirements stipulated in the maintenance agreement.</p>	<p>submit maintenance agreement showing compliance with applicable requirements as specified in the mitigation measure for review and approval by the City Public Works Department; submit proof of recording of maintenance agreement and annual certificates of compliance to the City Public Works Department.</p>			