Mitigation Monitoring and Reporting Program

The Environmental Impact Report (EIR) for the 880 Doolittle Drive Industrial Project identifies the mitigation measures required to reduce the environmental impacts associated with the project. The California Environmental Quality Act (CEQA) requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in section 21081.6(a)(1) of the Public Resources Code:

> ...the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.

Section 21081.6 also provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined as part of making findings or adopting a mitigated negative declaration.

The mitigation monitoring table lists the identified mitigation measures for the project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The project applicant will have the responsibility for implementing the measures, and the various City of San Leandro departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.

The first column identifies mitigation measures that were identified in the Final EIR, including within the Initial Study that is an appendix to the EIR. The second column, entitled “Action Required,” refers to the monitoring action that must be taken to ensure the mitigation measure’s implementation. The third column, entitled “Monitoring Timing,” refers to when the monitoring will occur to ensure that the mitigation action is complete. The fourth column, “Responsible Agency,” refers to the agency responsible for oversight or ensuring that the mitigation measure is implemented. The “Compliance Verification” columns are where the Responsible Agency verifies that the measures have been implemented and the date of verification.

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Monitoring Responsibility	Compliance Verification		
					Initial	Date	Comments
Air Quality							
AQ-1: BAAQMD Best Management Practices for Construction-Related Fugitive Dust Emissions							
The project applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by BAAQMD to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures: 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. All 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. 6. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph. 7. All trucks and equipment, including their tires, shall be washed off prior to leaving the site. 8. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch compacted layer of wood chips, mulch, or gravel. 9. Publicly visible signs shall be posted with the telephone number and name of the 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 General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.	The City shall verify that the project's construction contractor implements BAAQMD's Basic Construction Mitigation Measures.	During construction activities.	Periodically during construction activities..	City of San Leandro Community Development Department, Building & Safety Division			

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Biological Resources							
BIO-1: Nesting Bird Avoidance and Minimization Measures							
The following avoidance and minimization measures shall be implemented during project construction activities: • Initial site disturbance shall occur outside the general avian nesting season (February 1 through September 15), if feasible. • If initial site disturbance occurs in a work area within the general avian nesting season indicated above, a qualified biologist shall conduct a pre-construction nesting bird survey no more than 14 days prior to initial disturbances in the work area. The survey shall include the entire area of disturbance area plus a 50-foot buffer (relevant to non-raptor species) and 300-foot buffer (relevant to raptors) around the site. If active nests are located, all construction work shall be conducted outside a buffer zone from the nest to be determined by the qualified biologist. The buffer should be a minimum of 50 feet for non-raptor bird species and at least 300 feet for raptor species. Larger buffers may be required and/or smaller buffers may be established depending upon the species, status of the nest, and construction activities occurring in the vicinity of the nest. The buffer area(s) shall be closed to all construction personnel and equipment until the adults and young are no longer reliant on the nest site. A qualified biologist shall confirm that breeding/nesting is completed and young have fledged the nest prior to removal of the buffer. • If construction activities in a given work area cease for more than 14 days, additional surveys shall be conducted for the work area. If active nests are located, the aforementioned buffer zone measures shall be implemented.	If initial site disturbance occurs during the general avian nesting season, the City shall verify that a qualified biologist has performed a pre-construction nesting bird survey prior to ground disturbance. If active nests are located, the City shall verify all construction activities are conducted outside a buffer zone, determined by a qualified biologist, from the nest. The City shall verify a qualified biologist has confirmed the breeding/nesting is complete prior to the removal of the buffer zone. If construction activities cease for more than 14 days, the City shall verify additional surveys are conducted and buffer zone measures are implemented.	No more than 14 days prior to initial site disturbance. During construction, if within avian nesting season.	Prior to initial site disturbance. Periodically during construction, if within avian nesting season.	City of San Leandro Community Development Department			
Cultural Resources							
CUL-1: Unanticipated Discovery of Cultural Resources							
In the event that archaeological resources are unexpectedly	Verify that if archaeological	During	As needed.	City of San			

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encountered during ground-disturbing activities, work within 50 feet of the find shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) shall be contacted immediately to evaluate the find. If the resource is determined by the qualified archaeologist to be prehistoric, then a Native American representative shall also be contacted to participate in the evaluation of the resource. If the qualified archaeologist and/or Native American representative determines it to be appropriate, archaeological testing for CRHR eligibility shall be completed. If the resource proves to be eligible for the CRHR and impacts to the resource cannot be avoided via project redesign, a qualified archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, per the requirements of CCR Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery excavation methods, measurable objectives, and data thresholds to reduce any significant impacts to cultural resources related to the resource. Pursuant to the data recovery plan, the qualified archaeologist and Native American representative, as appropriate, shall recover and document the scientifically consequential information that justifies the resource's significance. The City shall review and approve the treatment plan and archaeological testing as appropriate, and the resulting documentation shall be submitted to the regional repository of the CHRIS, per CCR Guidelines Section 15126.4(b)(3)(C).	artifacts are encountered during project construction, all work in the vicinity of the find has been halted until such time as the find is evaluated, including by a Native American representative as applicable.	construction if cultural resources are encountered during ground disturbing activities.		Leandro Community Development Department, Building & Safety Division			
Greenhouse Gas Emissions							
GHG-1: Natural Gas Use Reduction							
The building and its appliances (space heating, hot water heating, office cooking facilities, etc.) shall be all electric. Natural gas plumbing shall be permitted, activated and operated only for specific industrial or manufacturing processes that require natural gas as a critical component to that process or processes. The final site plans shall note that building appliances must be all electric. Building tenants shall be made aware of the restricted use of natural gas through language in the leasing and/or deed documentation.	Include all-electric requirement on site plans and in leasing documentation. Install all electric appliances in building.	Prior to plan approval and prior to issuance of occupancy permit. Compliance during operation.	Periodically throughout building operation, and after a new tenant takes occupancy.	City of San Leandro Community Development Department, Building & Safety Division			

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	Verify that is natural gas is used, it is only for specific industrial or manufacturing processes that require natural gas as a critical component.						
Hazards and Hazardous Materials							
HAZ-1: Project Demolition Activities							
In conformance with State and local laws, a visual inspection/pre-demolition survey, and possible sampling, shall be conducted prior to the demolition of on-site building(s) to determine the presence of asbestos-containing materials (ACMs) and/or lead-based paint. Documentation of the survey shall be provided to the City of San Leandro prior to commencement of demolition activities. During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Title 8, California Code of Regulations (CCR), Section 1532.1, including employee training, employee air monitoring, and dust control. Any debris or soil containing lead-based paint or coatings shall be disposed of at landfills that meet acceptance criteria for the type of lead being disposed. All potentially friable asbestos containing materials (ACMs) shall be removed in accordance with National Emission Standards for Air Pollution (NESHAP) guidelines prior to demolition or renovation activities that may disturb ACMs. All demolition activities shall be undertaken in accordance with Cal/OSHA standards contained in Title 8, CCR, Section 1529, to protect workers from asbestos exposure. A registered asbestos abatement contractor shall be retained to remove and dispose of ACMs identified in the asbestos survey performed for the site in accordance with the standards stated above in this mitigation measure. Materials containing more than one-percent asbestos are also subject to Bay Area Air Quality Management District regulations. Removal of materials containing more than one-percent asbestos shall be completed in	Verify that inspection or survey for ACMs and LBP is performed. Verify that if present, ACMs and lead-based paint is removed and disposed of pursuant to specified regulatory requirements. The applicant is responsible for providing confirmation of inspection prior to issuance of demolition permit.	Prior to the demolition of onsite buildings.	Once.	City of San Leandro Community Development Department, Building & Safety Division			

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accordance with Bay Area Air Quality Management District requirements and notifications. Based on Cal/OSHA rules and regulations, the following conditions shall be implemented to limit impacts to construction workers: • Prior to commencement of demolition activities, a building survey, including sampling and testing, shall be completed to identify and quantify building materials containing lead-based paint. • During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, CCR, Section 1532.1, including employee training, employee air monitoring and dust control. • Any debris or soil containing lead-based paint or coatings shall be disposed of at landfills that meet acceptance criteria for the type of waste being disposed.							
HAZ-2: Implementation of the Revised Soil and Groundwater Management Plan and DTSC Regulatory Oversight							
The project shall implement the appropriate handling procedures and worker health and safety measures during excavating or dewatering activities as described in the site-specific Revised Soil and Groundwater Management Plan developed by RMD Environmental Solutions for the project in June 2021 (included as Appendix D to this EIR). Measures included in the Revised Soil and Groundwater Management Plan to control potential hazardous contamination and exposure include, but are not limited to the following: • Construction contractors shall implement dust control mitigation measures during construction activities at the project site to minimize the generation of dust. Examples of dust control measures that shall be implemented include routinely applying water or non-toxic soil stabilizers to exposed soils while performing grading and excavation activities; sweeping (with wet power sweepers) paved access roads, parking areas, and staging areas; covering or otherwise stabilizing soil stockpiles at the end of each workday; And suspending construction activities that cause	Verify all applicable handling procedures and safety measures as outlined in the Revised Soil and Groundwater Management Plan are implemented. Verify implementation of other tasks if requested by DTSC, regarding the open Site Cleanup Program Case.	During the duration of construction.	Periodically throughout construction on a regular basis, such as monthly or biweekly.	City of San Leandro Community Development Department, Building & Safety Division			

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visible dust plumes and odors to extend beyond project site boundaries. Some additional dust control mitigation measures listed in the Soil and Groundwater Management Plan include limiting construction vehicle and equipment speeds to 15 miles per hours when operated on exposed soils and removing visible loose soils from vehicles before leaving the project site. • To prevent or minimize construction equipment from tracking polluted spoils off the site onto roadways, trucks used to transport soil will be loaded in a manner to minimize soil spillage and fugitive dust. Examples of ways to load trucks to minimize spillage and dust include loading the truck bed to less than full capacity and covering the bed of truck after it has been loaded. • Construction equipment shall be cleaned prior to movement out of active work zones in impacted areas. The equipment wheels/tires shall be cleaned by means of shovels and stiff-bristled brooms or brushes until they are fully cleaned. Upon completion of cleaning, debris shall be placed in the appropriate transportation vessel and the plastic sheeting shall be disposed. If washing water is required, decontamination wash water shall be profiled and transported to an appropriate disposal or recycling facility. Equipment exiting the project site shall be inspected and logged for compliance with the site decontamination requirements. • A construction Health and Safety Plan shall be prepared by the project applicant or its general contractor for the proposed project in accordance with Federal and State Occupational Safety and Health Administration (OSHA) standards for hazardous waste operations (29 Code of Federal Regulations [CFR] 1910.1208 and 8 California Code of Regulations [CCR] 5192, respectively). Subcontractors shall either adopt the General Contractor's Health and Safety Plan or prepare their own Health and Safety Plan satisfying the same regulatory requirements. The General Contractor shall be responsible for verifying that onsite construction workers and visitors have read and adhere to the procedures established in the Health and Safety Plan. A							

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copy of the Health and Safety Plan shall be kept onsite during redevelopment activities. In the event that unanticipated conditions occur at the site, the General Contractor shall be responsible for modifying the Health and Safety Plan accordingly. • Field screening of soil shall be conducted continuously during ground disturbing activities using a calibrated handheld photoionization detector or other organic vapor meter. Field screening using a photoionization detector shall be conducted by properly trained General Contractor and/or Environmental Consultant personnel. Based on the field screening, excavated soil shall be separated into stockpiles in three categories: 1) Background Soil: No visual and odor indicators, and photoionization detector measurements that are consistent with background levels. Photoionization detector readings of up to 5 parts per million by volume (ppmv) shall be considered background levels. These soils can be characterized for onsite reuse, if applicable; 2) Interim Soil: No visual and odor indicators, and photoionization detector measurements between 5 ppmv and 50 ppmv. These soils can be characterized for onsite reuse, if applicable; and 3) Contaminated Soil: Staining and odor indicators present, and/or photoionization detector measurements of more than 50 ppmv. These soils shall be further evaluated and are likely to be characterized for offsite disposal. • If soil exhibiting evidence of contamination (e.g., visual and odor indicators, and photoionization detector measurements of more than 50 ppmv), is encountered during ground disturbing activities, the project applicant and/or General Contractor shall cease ground disturbing activities in the area and delineate the area with barricades or fencing, stakes and plastic sheeting as appropriate, and signage to notify onsite workers and visitors of access restrictions. The General Contractor shall notify the Property Owner and Environmental Consultant. Upon notification, the Environmental Consultant shall implement and/or provide oversight. • Stormwater pollution controls shall be implemented by the							

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project applicant and/or General Contractor to minimize sediment runoff in stormwater. Best Management Practices including grading the site and installing stormwater control measures such as temporary earth berms or erecting silt fences around the perimeter of exposed soil at the site, shall be implemented to prevent erosion and sediment runoff from the site. Straw bale barriers or sediment traps shall be required to protect any existing catch basins or drainage channels. • During project construction activities, soil and/or groundwater sampling, removal and management of discovered underground structures (e.g., storage tanks), chemical analysis and proper disposal of contaminated materials, and soil import activities shall be documented in a daily field log by the project applicant and/or General Contractor and/or Environmental Consultant. At the completion of the construction activities, a Construction Completion Report shall be prepared by the Environmental Consultant for submittal to DTSC that summarizes the soil and groundwater handling activities. The DTSC shall continue to be utilized for agency oversight of assessment and remediation of the project site through completion of construction activities. In addition to implementing the Revised Soil and Groundwater Management Plan, prior to commencement of construction and grading activities at the project site, the project applicant shall implement and/or complete the following tasks, and other tasks if requested by DTSC, regarding the open Site Cleanup Program Case: • Implement the November 19, 2020 Redevelopment-Related Groundwater Monitoring Well Network Modification Work Plan, as approved by DTSC on May 26, 2021 • Implement the October 5, 2021 Revised Vapor Intrusion Mitigation System Implementation Work Plan, as approved by DTSC on December 1, 2021 • Implement the October 21, 2021 Revised Community Air Monitoring Plan (CAMP), as approved by DTSC on December 1, 2021 • Prepare a Five Year Remedial Action Review Report for the							

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years 2019-2023 as specified in a DTSC letter dated May 3, 2022 • Implement the August 30, 2022 Soil Vapor Probe Destruction Workplan, as approved by DTSC on September 29, 2022 Upon submittal or completion of the information above, and in accordance with the 2012 Land Use Covenant, DTSC may require actions such as: development of subsurface investigation workplans; completion of soil, soil vapor, and/or groundwater subsurface investigations; installation of soil vapor or groundwater monitoring wells; soil excavation and offsite disposal; completion of human health risk assessments; and/or completion of remediation reports or case closure documents. Subsurface soil, soil vapor, and groundwater investigations, if required, shall be conducted in accordance with a sampling plan that shall be reviewed and approved by the DTSC. The DTSC approval documents shall be submitted to and reviewed by the City prior to issuing grading permits.							
HAZ-3: Construction Dewatering Requirements							
Construction dewatering effluent, if produced, shall be pumped into holding tanks or United Nations (UN)-rated 55-gallon drums with appropriate labeling and secondary containment. If dewatering effluent would be discharged to an existing storm drain or drains, a National Pollutant Discharge Elimination System (NPDES) permit shall be obtained from the Regional Water Quality Control Board. If dewatering effluent would be discharged to the San Leandro Water Pollution Control Plant, an industrial pre-treatment permit shall be obtained from the San Leandro Environmental Services Section. Chemical analysis shall be performed in accordance with the receiving facility's requirements prior to discharge. If concentrations exceed the limits established for the discharge point, the dewatering effluent shall either be (1) transferred into a vacuum truck or properly labeled UN-rated 55-gallon drums and transported offsite for disposal at an appropriately licensed disposal facility; or (2) treated and discharged following sampling and analysis to confirm compliance with permit requirements.	Verify NPDES permit is obtained if applicable. Verify that dewatering effluent is handled and discharged according to the mitigation measure and permit requirements.	During the duration of construction activities involving grading or excavation.	Periodically throughout stated construction activities on a regular basis, such as monthly or biweekly.	City of San Leandro Community Development Department, Building & Safety Division			

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HAZ-4: Groundwater Monitoring Well Protection							
A November 19, 2020 Redevelopment-Related Groundwater Monitoring Well Network Modification Work Plan (RMD Environmental Solutions 2020c), which was approved in 2021 DTSC letter, was prepared to reduce the potential for damaged or lost wells during development of the project site. Based on available development plans at that time, the monitoring wells were designated for either: 1. Protection in areas where minimal grade changes are anticipated. These monitoring wells shall be marked with paint and/or installation of delineators/snow fencing/bollards. The project applicant and/or General Contractor shall protect these groundwater monitoring wells and maintain access to the wells for routine monitoring to the extent practicable; or 2. Destruction in areas within the building footprint and areas with substantial grade changes. The DTSC shall be notified of changes to these designations based on modifications to the development plans and/or input from the project applicant and/or General Contractor with rationale for wells that do not warrant replacement. Prior to removal or installation of any wells, permits shall be acquired from the Alameda County Public Works Agency.	Verify monitoring wells are maintained or removed in conformance with the 2020 Redevelopment-Related Groundwater Monitoring Well Network Modification Work Plan. Verify DTSC is made aware of modifications to wells. Verify permits are received for well installation or removal, as applicable.	During the duration of construction.	Periodically throughout construction, on a regular basis, such as monthly or biweekly.	City of San Leandro Community Development Department, Building & Safety Division			
HAZ-5: Engineered Vapor Barrier Requirement							
An engineered vapor barrier shall be employed to further protect against possible vapor intrusion of chemicals of potential concern into the proposed building. The vapor barrier shall be designed to meet the needs of the building. Vapor barriers are generally constructed using membranes constructed with high-density polyethylene or other polyolefin-based resins. The vapor barrier shall be resistant to volatile organic compounds. The vapor barrier shall meet the American Society for Testing and Materials guideline for a vapor barrier and have a permeance rating of 0.1 perms or less. The thickness and strength of the vapor barrier shall be based on the needs for the building, but the architect and contractor shall use a material strong enough to easily	Verify vapor barrier is approved in writing by DTSC or Regional Water Quality Control Board prior to installation. Verify vapor barrier that is approved is installed during construction.	Before issuance of building permits. Before construction of the building foundation.	Once, after installation of the barrier prior to construction of the building.	City of San Leandro Community Development Department, Building & Safety Division			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Monitoring Responsibility	Compliance Verification		
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withstand the building construction and other building considerations. The selected vapor barrier shall be approved by the DTSC or Regional Water Quality Control Board prior to installation. Written approval from either the DTSC or Regional Water Quality Control Board shall be provided to the City of San Leandro before building permits are issued.							
HAZ-6: Bioretention Design Coordination							
The project applicant shall consult with the City of San Leandro on location and/or design of the on-site bioretention basins to ensure protection of the groundwater basin, which may include, but is not limited to, locating the basins outside of the restricted areas or use of a liner in the detention basin. The final design and location of the on-site bioretention basins shall demonstrate that groundwater would be protected from contamination. If bioretention basins are proposed in the restricted areas, DTSC and/or the San Francisco Bay RWQCB shall also approve the design of the bioretention basins.	Bioretention design and location design shall be included on the site plans and other plans as necessary. Verify that design and location protects groundwater.	Prior to construction.	Once.	City of San Leandro Community Development Department, Building & Safety Division			
Noise and Vibration							
NOI-1: On-Site Noise Barrier							
The applicant shall install a permanent noise barrier along the property boundary that is oriented in a northwest-southeast direction and separates the project site from APN 77A-742-3-2. The noise barrier shall be a solid fence or wall design and no less than 8 feet tall. The noise barrier shall be no less than 140 feet in length, beginning at the southernmost end of this property boundary.	Verify that the applicant has constructed a noise barrier at the location and meeting the minimum length and height requirements described in the mitigation measure.	Prior to issuance of occupancy permit.	Once.	City of San Leandro Community Development Department, Building & Safety Division			
NOI-2: Static Roller Requirement							
The project applicant and/or its construction contractors shall use of a static roller in lieu of a vibratory roller for paving activities within 15 feet of the existing off-site buildings to the north and west of the project site. City staff shall verify that this requirement is incorporated into construction plans prior to issuance of a building permit and verified in the field.	Verify that construction plans include static roller requirement. Verify the static roller is on-site during paving activities	Prior to issuance of a building permit. During	Periodically throughout construction, on a regular basis, for the duration of	City of San Leandro Community Development Department, Building &			

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	within 15 feet of existing buildings.	construction.	paving activities.	Safety Division			
Tribal Cultural Resources							
TCR-1: Unanticipated Discovery of Tribal Cultural Resources							
In the event that cultural resources of Native American origin are identified during project construction, all earth-disturbing work within 50 feet of the find shall be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find as a cultural resource and an appropriate local Native American representative is consulted. If the City, in consultation with local Native American tribes, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with local Native American group(s). The plan shall include avoidance of the resource or, if avoidance of the resource is infeasible, the plan shall outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. The plan shall include measures to ensure the find is treated in a manner that respectfully retains, to the degree feasible, the qualities that render the resource of significance to the local Native American group(s). Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery.	The City shall verify that if tribal cultural resources are encountered, appropriate measures are implemented.	During construction if cultural resources of Native American origin are encountered during ground disturbing activities.	As needed.	City of San Leandro Community Development Department, Building & Safety Division			