

Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Initial Study – Mitigated Negative Declaration, specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

City of San Leandro
14143-14273 Washington Avenue Warehouse Project

Mitigation Measure	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
Air Quality							
AQ-1: BAAQMD Basic Construction Mitigation Measures							
<p>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:</p> <ol style="list-style-type: none"> 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 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 shall be 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. 	<p>The City shall verify that the project's construction contractor implements BAAQMD's Basic Construction Mitigation Measures.</p>	<p>During construction activities.</p>	<p>Periodically during construction activities..</p>	<p>City of San Leandro Community Development Department, Building & Safety Division</p>			

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Biological Resources							
BIO-1: Nesting Bird Avoidance and Minimization Measures							
<p>The following avoidance and minimization measures shall be implemented during project construction activities:</p> <ul style="list-style-type: none"> Initial site disturbance should 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. 	<p>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.</p> <p>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.</p> <p>If construction activities cease for more than 14 days, the City shall verify additional surveys are conducted and buffer zone measures are implemented.</p>	<p>No more than 14 days prior to initial site disturbance.</p> <p>During construction, if within avian nesting season.</p>	<p>Prior to initial site disturbance.</p> <p>Periodically during construction, if within avian nesting season.</p>	<p>City of San Leandro Community Development Department</p>			

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BIO-2: Roosting Bats Avoidance and Minimization Measures							
A qualified biologist shall survey trees, vegetation, and existing structures with features capable of supporting roosting bats (both maternity and wintering or hibernation roosts) prior to their removal or demolition. Vegetation and existing structures shall be surveyed for bat roosts or evidence of bat roosting (e.g., guano, urine staining and scent, dead bats) no more than 14 days before the start of disturbance, including vegetation removal. If active roosts are discovered, a protection zone of no less than 50 feet around the active roost shall be established by the qualified biologist. Disturbance may occur within the once active roosting ceases, as determined by the qualified biologist.	The City shall verify that a qualified biologist conducted a roosting bat survey prior to ground disturbance and vegetation removal. If active roosts are discovered, the City shall verify all construction activities are conducted outside a protection zone, determined by a qualified biologist, from the roost.	No more than 14 days prior to ground disturbance, demolition or vegetation removal.	Once.	City of San Leandro Community Development Department			
Cultural Resources							
CUL-1: Unanticipated Discovery of Cultural Resources							
In the event that archaeological resources are unexpectedly 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	The City shall verify that if tribal cultural resources are encountered, appropriate measures are implemented.	During construction if cultural resources are encountered during ground disturbing activities.	As needed.	City of San Leandro Community Development Department, Building & Safety Division			

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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).							
Geology and Soils							
GEO-1: Unanticipated Fossil Discovery							
<p>Paleontological Worker Environmental Awareness Program. Prior to the start of construction, a Qualified Professional Paleontologist, as defined by SVP (2010), or their designee shall conduct a paleontological Worker Environmental Awareness Program (WEAP) training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction personnel.</p> <p>Unanticipated Discovery of Paleontological Resources. The project developer shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If a potential fossil is discovered during project construction, construction activity within 50 feet of the find shall cease until the discovery is examined by a Qualified Professional Paleontologist. If the find is determined to be significant, the Qualified Professional Paleontologist shall direct all mitigation measures related to paleontological resources consistent with the SVP (2010) standards.</p>	<p>The City shall review and approve a WEAP prepared by a Qualified Professional Paleontologist and verify that workers have completed the required training.</p> <p>The City shall verify that a standard inadvertent discovery clause is included in every construction contract.</p> <p>The City shall verify that if a potential fossil is encountered, appropriate measures are implemented.</p>	<p>Prior to demolition or ground disturbance activities.</p> <p>During construction if a potential fossil is encountered during construction.</p>	<p>Once prior to demolition or ground disturbance activities.</p> <p>As needed.</p>	<p>City of San Leandro Community Development Department, Building & Safety Division</p>			

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Hazards and Hazardous Materials							
HAZ-1: Preparation of a Soil Management Plan							
<p>The project applicant shall retain a qualified environmental consultant (Professional Geologist [PG] or Professional Engineer [PE]), to prepare a Soil Management Plan (SMP) prior to construction. The SMP or equivalent document shall be prepared to address onsite handling and management of impacted soils or other impacted wastes, and to reduce hazards to construction workers and offsite receptors during construction. The plans shall establish remedial measures and/or soil management practices to ensure construction worker safety, the health of future workers and visitors, and the off-site migration of contaminants from the site. These measures and practices may include, but are not limited to:</p> <ul style="list-style-type: none"> ▪ Stockpile management including stormwater pollution prevention and the installation of BMPs ▪ Proper disposal procedures of contaminated materials ▪ Monitoring and reporting ▪ A health and safety plan for contractors working at the site that addresses the safety and health hazards of each phase of site construction activities with the requirements and procedures for employee protection <p>The City shall review and approve the development site plans for prior to ground disturbing or construction activities. Recommendations listed within the SMP shall be implemented as indicated prior to (preparation of the SMP) and during (adherence to the SMP) construction of the proposed project.</p>	<p>The City shall verify a SMP is prepared by a qualified environmental consultant prior to construction.</p> <p>The City shall review and approve the site plans prior to ground disturbing or construction activities.</p> <p>The City shall verify recommendations listed within the SMP are implemented as indicated.</p>	<p>Prior to construction.</p> <p>Prior to ground disturbing or construction activities.</p> <p>Prior to and during construction of the proposed project.</p>	<p>Ongoing.</p>	<p>City of San Leandro Community Development Department, Building & Safety Division</p>			

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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			

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