

Exhibit B
Mitigation Monitoring and Reporting Program

DRAFT MITIGATION MONITORING AND REPORTING PLAN

IMPACT	MITIGATION MEASURES REQUIRED	MONITORING RESPONSIBILITY	TIMING
<p>Aesthetics</p>	<p>1c-d. The project will have an adverse impact on the existing visual character or quality of the site and its surroundings and will create a new source of substantial light and glare.</p>	<p>Mitigation Measure #1: The applicant shall be required to go through the City of San Leandro Planned Development (PD) process to ensure that the architecture and design of the proposed project is compatible with the surrounding community, in accordance with General Plan Policy 42.04</p> <p>Mitigation Measure #2: Project lighting shall be placed to reduce glare or excessive light spillage on the surrounding neighborhood. Building illumination and architectural lighting shall be indirect.</p> <p>Mitigation Measure #3: Lighting adjacent to surrounding residential areas shall be shielded with cut-off luminaries.</p> <p>Mitigation Measure #4: Lighting shall provide a minimum average of one-foot candles in parking lots and .25 foot candles in pedestrian areas. Maximum illumination levels shall not exceed twenty-foot candles (20 FC) at any point.</p>	<p>Community Development Department</p> <p>Community Development Department</p> <p>Community Development Department</p> <p>Community Development Department</p>
<p>Air Quality</p>	<p>3d-e. During the construction phase of the project, as demolition and construction activities occur, there will be a temporary emission of particulate matter and construction equipment exhausts. This temporary situation could create odors that may disturb sensitive receptors near the project area, such as existing residential uses, schools and hospitals in the project vicinity.</p>	<p>Mitigation Measure #5: Prior to demolition activities, the asbestos-containing pipe insulation, sheet vinyl floor covering, floor tile and mastic, roofing materials and transit panels should be removed in accordance with the BAAQMD's Regulation 11, Rule 2. The materials should also be removed in accordance with applicable Cal-OSHA regulations regarding asbestos related work, specifically Title 8, California Code of Regulations (CCR) Section 1529, (the Asbestos in the Construction Industry Standard). These regulations will require the use of trained personnel with appropriate medical clearance and protective equipment utilizing wet methods.</p> <p>Mitigation Measure #6: The applicant shall cooperate with the appropriate regional, state and federal agencies to implement the regional Clean Air Plan and enforce air quality standards in compliance with General Plan Policy 31.01.</p>	<p>Community Development Department</p> <p>Community Development Department</p>

Air Quality (Continued)

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	<p>Mitigation Measure #7: To minimize construction equipment emissions during construction, the project applicant shall require the construction contractor to demonstrate compliance with the Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1 (General Requirements) for all portable construction equipment subject to that rule. BAAQMD Regulation 2, Rule 1 provides the issuance of authorities to construct and permits to operate certain types of portable equipment used for construction purposes (i.e., gasoline or diesel-powered engines used in conjunction with power generation, pumps, compressors, and cranes) unless such equipment complies with all applicable requirements of the "CAPCOA" Portable Equipment Registration Rule" or with all applicable requirements of the Statewide Portable Equipment Registration Program. This exemption is provided in BAAQMD Rule 2-1-105.</p> <p>Mitigation Measure #8: The applicant shall perform low-NOx tune ups on all diesel-powered construction equipment greater than 50 horsepower (no more than 30 days prior to the start of use of that equipment). Periodic tune ups (every 90 days) shall be performed for such equipment used continuously during the construction period.</p> <p>Mitigation Measure #9: Applicant will be required to complete and submit an Asbestos Demolition/Renovations Notification (APCD Form ENF-28 which can be downloaded at http://www.sbaped.org/eng/dl/d108.htm) for each regulated structure to be demolished or renovated.</p>	<p>Community Development Department</p> <p>Community Development Department</p> <p>Community Development Department</p>	<p>Prior to issuance of Grading Permit</p> <p>Prior to issuance of Grading Permit</p> <p>Prior to issuance of Grading Permit</p>
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<p>any of the following are encountered: concrete, septic tanks, gas and oil tanks, storm inlets, machinery, equipment, debris and trash, these should also be removed, with the exception of items specified by the owner for salvage. Ornamental trees to be removed should be properly grubbed to adequately remove all major root systems. In addition, all underground structures must be located on the grading plans so that proper removal may be carried out.</p> <p>Mitigation Measure #14: A qualified geotechnical consultant shall be required to observe the removal of subsurface structures and be notified in ample time to ensure that no subsurface structures are covered and that the root systems from grubbing operations are completely removed. If a qualified geotechnical consultant is not contracted to observe demolition and removal of existing structures, backhoe investigation in the areas of demolition shall be performed prior to commencement of mass grading.</p> <p>Mitigation Measure #15: The applicant shall be required to excavate, remove and recompact potentially liquefiable soil. In-site ground densification, for example, compaction with vibratory probes, dynamic consolidation, compaction piles, compaction grouting, etc., shall be conducted. Ground modification techniques, such as permeation grouting, columnar jet grouting, deep soil mixing, stone columns, gravel or other drains shall be implemented, and deep foundations shall be put in place to mitigate potential liquefaction-induced settlement impacts.</p> <p>Mitigation Measure #16: Following any required stripping and removal of any loose and/or soft soil and undocumented fills, the top eight inches of exposed native ground for fill areas shall be scarified, moisture conditioned as necessary, and compacted to a minimum relative compaction of 90% at a moisture content of at least 2 percent above optimum, as determined by ASTM D1557-07 Laboratory Test Procedure.</p> <p>Mitigation Measure #17: All recommendations set forth in the May 11, 2009 Geotechnical Investigation shall be followed to ensure proper site preparation and grading of the project site is implemented, including adherence to Best Management Practices (BMPs).</p>	<p>any of the following are encountered: concrete, septic tanks, gas and oil tanks, storm inlets, machinery, equipment, debris and trash, these should also be removed, with the exception of items specified by the owner for salvage. Ornamental trees to be removed should be properly grubbed to adequately remove all major root systems. In addition, all underground structures must be located on the grading plans so that proper removal may be carried out.</p> <p>Mitigation Measure #14: A qualified geotechnical consultant shall be required to observe the removal of subsurface structures and be notified in ample time to ensure that no subsurface structures are covered and that the root systems from grubbing operations are completely removed. If a qualified geotechnical consultant is not contracted to observe demolition and removal of existing structures, backhoe investigation in the areas of demolition shall be performed prior to commencement of mass grading.</p> <p>Mitigation Measure #15: The applicant shall be required to excavate, remove and recompact potentially liquefiable soil. In-site ground densification, for example, compaction with vibratory probes, dynamic consolidation, compaction piles, compaction grouting, etc., shall be conducted. Ground modification techniques, such as permeation grouting, columnar jet grouting, deep soil mixing, stone columns, gravel or other drains shall be implemented, and deep foundations shall be put in place to mitigate potential liquefaction-induced settlement impacts.</p> <p>Mitigation Measure #16: Following any required stripping and removal of any loose and/or soft soil and undocumented fills, the top eight inches of exposed native ground for fill areas shall be scarified, moisture conditioned as necessary, and compacted to a minimum relative compaction of 90% at a moisture content of at least 2 percent above optimum, as determined by ASTM D1557-07 Laboratory Test Procedure.</p> <p>Mitigation Measure #17: All recommendations set forth in the May 11, 2009 Geotechnical Investigation shall be followed to ensure proper site preparation and grading of the project site is implemented, including adherence to Best Management Practices (BMPs).</p>	<p>City Engineering Department</p> <p>City Engineering Department</p> <p>City Engineering Department</p> <p>Chief Building Official and City Engineering Department</p>	<p>Prior to issuance of Grading Permit</p> <p>Prior to issuance of Grading Permit</p> <p>Prior to issuance of Grading Permit</p> <p>Prior to issuance of Grading Permit</p>
<p>Hydrology/Water Quality</p>			
<p>9 a, c-f, i. The project has the potential to substantially alter the existing drainage</p>	<p>Mitigation Measure #18: Prior to issuance of a grading permit, the project applicant must prepare and implement an erosion and sediment control plan (ESCP) including interim and permanent erosion and</p>	<p>City Engineer</p>	<p>Prior to Issuance of Grading Permit</p>

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<p>patterns of the site or create runoff water which would exceed the capacity of existing or planned storm water drainage systems.</p>	<p>sediment control measures and a pollutant control plan (PCP).</p> <p>Mitigation Measure #19: Prior to issuance of a grading permit, the project applicant shall file the required documentation to the State Water Resources Quality Board and prepare a Storm Water Pollutant Prevention Plan (SWPPP) which will be reviewed and approved by the City Engineer. The City Engineer must conduct inspections prior to issuing a certificate of occupancy, to ensure that requirements are complied with.</p> <p>Mitigation Measure #20: The applicant will comply with applicable waste discharge requirements and municipal code requirements including preparation of a SWPPP for construction activities and compliance with the Alameda Countywide Clean Water Program (ACCWP). These permit programs are designed to prevent violation of water quality standards through mitigation and control of pollutant transport in storm water runoff and infiltrating waters. The City of San Leandro Municipal Code ensures that permit conditions are met.</p> <p>Mitigation Measure # 21: Applicant shall be required to demonstrate adequacy of the existing storm drain system to handle existing run-off from the drainage basin as well as run-off from the project, upgrade the storm drain system to handle existing run-off from the drainage basin as well as run-off from the project, or meter run-off from the site so that it leaves the site at the same rate as it currently does.</p> <p>Mitigation Measure #22: To reduce imperviousness, the applicant shall minimize use of concrete walks and hardscape areas. Planters and landscape areas shall be maximized and bioswales, paver blocks, decomposed granite and other alternative pavement materials will be utilized to promote groundwater recharge.</p> <p>Mitigation Measure #23: The applicant shall comply with the applicable City of San Leandro Engineering and Building standards as part of the entitlement process to ensure that new construction is designed to minimize the potential for damage from flooding.</p>	<p>RWQCB and City Engineer</p> <p>City Engineer</p> <p>City Engineer</p> <p>Chief Building Official</p> <p>Community Development Dept.</p>	<p>Prior to Issuance of Grading Permit</p> <p>Prior to Issuance of Grading Permit</p> <p>Prior to Issuance of Grading Permit</p> <p>Prior to Issuance of Grading Permit</p> <p>Prior to Occupancy</p>
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IMPACT	MITIGATION MEASURES REQUIRED	MONITORING RESPONSIBILITY
<p>Noise</p>	<p>Mitigation Measure #24: To meet Building Code DNL 45 dB requirements, it will be necessary for some of the building facades to be sound rated, as indicated in Figure 2 of the September 24, 2008 Acoustical Study prepared by Charles M. Salter Associates, Inc. STC ratings for selected assemblies shall be based on laboratory testing performed in accordance with ASTM E-90 and comprise the entire window or door assembly, including the frame. If non-tested assemblies are to be used, an acoustical consultant must review the glazing and frame submittals, and the STC rating of the glass may need to be increased. A typical construction-grade 1-inch insulated, dual-pane window achieves an STC rating of approximately 28 to 30.</p>	<p>Community Development Director and Chief Building Official</p> <p>Prior to issuance of Building Permits and again prior to issuance of Occupancy Permits</p>
<p>Public Services</p>	<p>Mitigation Measure #25: The applicant shall incorporate lightings, landscaping and other design features that reduce the potential for crime and facilitate rapid response to emergency calls in accordance with General Plan Policy 45.06.</p> <p>Mitigation Measure #26: The applicant shall pay all developer fees required by the San Leandro Unified School District school at the time of building permits.</p> <p>Mitigation Measure #27: The applicant shall pay an impact fee and/or dedicate parkland to offset the increase in park needs resulting from the proposed project. Where on-site parkland is dedicated, it should be improved, maintained, and accessible to the general public in accordance with General Plan Policy 22.02.</p>	<p>Community Development Department</p> <p>Community Development Department</p> <p>Community Development Department</p> <p>Prior to issuance of Building Permits</p> <p>Prior to issuance of Building Permits</p> <p>Prior to issuance of Building Permits</p>

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Recreation			
<p>15 a. The project would increase the use of existing neighborhood and regional parks or other recreational facilities.</p>	<p>(See Mitigation 27 above)</p>	<p>Community Development Department</p>	<p>Prior to Issuance of Building Permit</p>
Utilities and Service Systems			
<p>17 a to g. The project will exceed wastewater treatment requirements of the RWQCB, require construction of new water or wastewater facilities, storm water drainage facilities and result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity.</p>	<p>Mitigation Measure #28: The applicant shall promote the efficient use of existing water supplies through a variety of water conservation measures, including evaluating the potential for the use of recycled water for landscaping in accordance with Zoning Code, Article 19 and General Plan Policy 27.02.</p> <p>Mitigation Measure #29: The applicant shall conserve water through the use of such measures as low-flow plumbing fixtures and water-saving appliances in accordance with General Plan Policy 27.04.</p> <p>Mitigation Measure #30: The applicant shall be required to pay its fair share of the cost of improving the water, sewer, drainage and other infrastructure systems needed to serve the development through the use fees or other appropriate forms of mitigation in accordance with General Plan Policy 52.02.</p>	<p>City Engineer</p> <p>Chief Building Official</p> <p>City Engineer</p>	<p>Prior to Issuance of Building Permit</p> <p>Prior to Issuance of Building Permit</p> <p>Prior to Issuance of Building Permit</p>