

Mitigation Monitoring and Reporting Program

The Environmental Impact Report (EIR) for the Whitecotton Cottage Demolition Project identifies the mitigation measures that will be implemented to reduce the 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 adopting a mitigated negative declaration.

The mitigation monitoring table lists those mitigation measures that may be included as conditions of approval 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 County of Alameda General Services Agency is both the project proponent and Lead Agency for the project and therefore will have the responsibility for implementing, monitoring, and reporting the implementation of the mitigation measures.

The first column identifies mitigation measures that were identified in 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" column is where the Responsible Agency verifies that the measures have been implemented.

County of Alameda
 Whitecotton Cottage Demolition Project

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Responsibility	Compliance Verification		
				Initial	Date	Comments
Biological Resources						
BIO-1: Nesting/Breeding Native Bird Protection						
<p>To avoid impacts to nesting birds, including birds protected under the Migratory Bird Treaty Act, ground disturbing activities should be limited to the time period between September 1 and January 1 (i.e., outside the nesting season) if feasible. If initial site disturbance, grading, and vegetation removal cannot be conducted during this time period, a pre-construction survey for active nests within and around the project site shall be conducted by a qualified biologist at the site no more than two weeks prior to any construction activities. The survey shall include the project site and other such habitat within 500 feet of the project site.</p> <p>If active nests are identified, species specific exclusion buffers shall be determined by the biologist (i.e., 500 feet for raptor nests), and construction timing and location adjusted accordingly. The buffer shall be adhered to until the adults and young are no longer reliant on the nest site, as determined by the biologist. Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed on the sensitivity of the area.</p> <p>The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities.</p>	<p>Limit all ground disturbing activities to the time period between September 1 and January 1.</p> <p>If initial site disturbance cannot be conducted during the time specified above, verify that a qualified biologist has prepared pre-construction surveys.</p> <p>If active nests are identified, verify that the biologist has determined species specific exclusion buffer and limits of construction.</p> <p>Verify a that monitor is present to ensure activities remain outside the buffer.</p>	<p>Once prior to commencement of demolition and grading.</p> <p>As needed during demolition and grading.</p>	<p>County of Alameda General Services Agency</p>			
Biological Resources						
BIO-2: Special-status Bat Species Avoidance and Minimization						
<p>Focused surveys of the building to be demolished to determine the presence/absence of roosting bats shall be conducted by a qualified biologist prior to the initiation of demolition activities. If active maternity roosts are identified, at a minimum, no</p>	<p>Verify that a qualified biologist has prepared a pre-construction survey of the building to be demolished.</p> <p>If active roosts are identified, verify</p>	<p>Prior to demolition.</p>	<p>County of Alameda General Services</p>			

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demolition, clearing, or grading shall occur within 500 feet of the roost until the young are able to fly from the roost. If active day or night roosts are found on the project site, measures shall be implemented to safely flush bats from the roosts prior to the onset of demolition activities. Such measures may include removal of roosting site during the time of day the roost is unoccupied or the installation of one-way doors, allowing the bats to leave the roost but not to re-enter.	that roosts have been flushed prior to demolition.		Agency			
Cultural Resources						
CR-1: Historic Documentation Package						
Prior to issuance of demolition, Alameda County shall undertake Historic American Building Survey (HABS) documentation of Whitecotton Cottage including its character defining features. The documentation should generally follow the HABS Level III requirements and include measured drawings that depict the size, scale, and dimensions of the subject property; digital photographic recordation of the interior and exterior of the subject property including all character-defining-features; a detailed historic narrative report; and compilation of historic research. The documentation shall be undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior’s Professional Qualification Standards (36 CFR, Part 61). The original archival-quality documentation shall be offered as donated material to the Alameda County Historical Society Archives where it would be available for current and future generations. Archival copies of the documentation also shall be submitted to the Alameda County Library, where it would be available to local researchers. Completion of this mitigation measure shall be monitored and enforced by Alameda County. The County shall also make the HABS documentation available on a County of Alameda webpage. The webpage shall be maintained by the County for a minimum of five years.	Verify that a qualified individual meeting the Secretary of Interior’s Professional Qualifications Standards has undertaken HABS documentation. Submit archival copies of the documentation to the Alameda County Library and make the documentation available on the County’s webpage for at least five years.	Prior to demolition.	County of Alameda General Services Agency			

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CR-2: Interpretive Plaque						
The County of Alameda shall install an interpretive plaque at the site discussing the history of the building, its significance, important details and features, and its connection to the Fairmont Hospital Campus. The plaque shall be installed on a publicly accessible location on or near the project site. The plaque shall include information from the HABS documentation and any collected research pertaining to the historic property. The content shall be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior’s Professional Qualification Standards for History and/or Architectural History (NPS 1983). Installation of the plaque shall be completed within one year of the date of completion of the proposed project. Completion of this mitigation measure shall be monitored and enforced by the County of Alameda.	Oversee and verify that a qualified individual meeting the Secretary of Interior’s Professional Qualifications Standards has prepared the content for an interpretive plaque. Install the interpretive plaque on a publicly accessible location or near the project site.	Within one year after demolition activities are completed.	County of Alameda General Services Agency			
CUL-1: Unanticipated Discovery of Cultural Resources.						
If cultural resources are encountered during ground disturbing activities, work in the immediate area shall be halted and an archaeologist meeting the Secretary of the Interior’s Professional Qualification Standards for archaeology (NPS 1983) shall be contacted immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and testing for the California Register of Historical Resources (CRHR) eligibility. If the discovery proves to be eligible for listing in the CRHR and cannot be avoided by the project, additional work, such as data recovery excavation, may be required to mitigate potentially significant impacts to historical resources.	Verify that in the event that cultural artifacts are encountered during demolition, all work in the vicinity of the find is halted until such time as the find is evaluated by a qualified archaeologist. If needed, verify that a find has been evaluated by a qualified archeologist and that data recovery has occurred if required.	Periodically throughout demolition and grading activities.	County of Alameda General Services Agency			
Noise						
N-1: Demolition Noise Reduction.						
The following measures shall be implemented during project construction and demolition. <ul style="list-style-type: none"> ▪ Construction Hours. Construction activity shall not occur between 7:00 p.m. and 7:00 a.m. Monday through Friday and 	Implement noise reduction measures.	Periodically throughout demolition and grading activities.	County of Alameda General Services			

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<p>5:00 p.m. through 8:00 a.m. Saturday and Sunday.</p> <ul style="list-style-type: none"> ▪ Mufflers. During all project site demolition and grading, all construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers’ standards. ▪ Equipment Staging Areas. Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receptors. ▪ Electrically-Powered Tools and Facilities. Electrical power shall be used to run power tools and to power any temporary structures, such as construction trailers or caretaker facilities. ▪ Smart Back-up Alarms. Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction. 			Agency			
N-2: Demolition Vibration Reduction.						
<p>The following vibration measures shall be applied during project demolition activity.</p> <ul style="list-style-type: none"> ▪ Keep vibration-intensive equipment as far as possible from vibration-sensitive site boundaries. Machines and equipment shall not be left idling. ▪ Schedule vibration-intensive operations to minimize their duration. Notify adjacent noise sensitive receptors in advance of performing work creating unusual noise and schedule such work at times mutually agreeable. <p>Whenever practical, the most vibration-intensive construction operations shall be scheduled to occur together in the construction program to avoid continuous periods of vibration.</p>	Implement vibration reduction measures.	Periodically throughout demolition and grading activities.	County of Alameda General Services Agency			

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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 construction, all earth-disturbing work in the vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find and an appropriate Native American representative, based on the nature of the find, is consulted. If the County, in consultation with local Native Americans, 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 Native American groups. The plan would include avoidance of the resource or, if avoidance of the resource is infeasible, the plan would outline the appropriate treatment of the resource in coordination with the archeologist, if applicable, and the appropriate Native American tribal representative.	In the event that cultural resources of Native American origin are identified during demolition, verify that all work in the vicinity of the find has been halted until such time as the find is evaluated by a qualified archaeologist and an appropriate Native American representative is consulted. If it is determined that the resource is a tribal cultural resource, prepare a mitigation plan in accordance with state guidelines and in consultation with Native American groups.	Periodically throughout demolition and grading activities.	County of Alameda General Services Agency			

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