

MITIGATION MONITORING AND REPORTING PROGRAM
FOR PLN2021-0064 FA YUN CHAN TEMPLE PROJECT 12/23/2025

Mitigation Measure	Timing / Schedule	Implementation Responsibility	Verification		
			Monitoring Action	Monitoring Responsibility	Date Completed
Air Quality					
<p>Mitigation Measure Air-1: Basic Construction Management Practices. The project applicant / owner / sponsor shall demonstrate proposed compliance with all applicable regulations and operating procedures prior to issuance of demolition, building or grading permits, including implementation of the following BAAQMD "Basic Construction Mitigation Measures".</p> <ul style="list-style-type: none"> i) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. ii) All haul trucks transporting soil, sand, or other loose material off-site shall be covered. iii) 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, unless the City The use of dry power sweeping is prohibited iv) All vehicle speeds on unpaved roads shall be limited to 15 mph. v) 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. 	Prior to issuance of any grading permit and during construction	Applicant	Verify requirements are included in construction contracts and met during construction	Alameda County Planning Department	

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<p>vi) 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.</p> <p>vii) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</p> <p>viii) Prior to the commencement of construction activities, individual project proponents shall 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 Bay Area Air Quality Management District's 24-hour general air pollution complaint phone number shall also be visible to ensure compliance with applicable regulations.</p>					
<i>Biological Resources</i>					
<p>Mitigation Measure Bio-1: Alameda Whipsnake Impact Minimization Measures. To minimize impacts on Alameda whipsnakes, the following measures shall be implemented.</p> <ul style="list-style-type: none"> Qualified Biologist. Prior to project construction, the project proponent shall retain a qualified biologist(s) 	Prior to any construction	Applicant	Verify surveys performed Verify training performed Verify requirements are included in construction contracts and met during construction	Alameda County Planning Department	

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<p>to perform preconstruction surveys, worker environmental awareness training, and on-site construction monitoring. The qualified biologist will have experience in the identification, life history, and suitable habitat of the Alameda whipsnake, California red-legged frog, California tiger salamander, and/or western pond turtle, as applicable. The qualified biologist will investigate all areas that could be used by Alameda whipsnakes, California red-legged frogs, California tiger salamanders, and/or western pond turtles for sheltering, movement, and other essential behaviors.</p> <ul style="list-style-type: none"> • Worker Environmental Awareness Program. Prior to commencing work at the project site, all construction personnel shall receive a worker environmental awareness training provided by the qualified biologist(s). At a minimum, the training shall include descriptions of the Alameda whipsnake, California red-legged frog, California tiger salamander, and western pond turtle and their habitats; the regulatory protections afforded these species; the general measures that are being implemented to conserve them as they relate to the proposed project, and the boundaries within which project activities may be accomplished. • Pre-Activity Survey. The qualified biologist shall survey the study area and all areas within 100 feet of the study area, as access allows, within 24 hours prior to the initiation of construction-related activities for Alameda whipsnakes, California red-legged frogs, California tiger salamanders, and western pond turtles. If an individual of any of these species is detected during the pre-activity survey, they will be relocated to suitable habitat outside the project's 					

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<p>impact areas (with approval from the USFWS/CDFW as appropriate).</p> <ul style="list-style-type: none"> Wildlife Exclusion Fence. Prior to project construction, wildlife exclusion fencing shall be installed to prevent Alameda whipsnakes, California red-legged frogs, California tiger salamanders, and western pond turtles from entering project impact areas. This fencing shall be installed along the perimeter of the project footprint in a manner that shall prevent these species from entering the project footprint prior to the start of all work activities. The location and design of the fence shall be approved by a qualified biologist, and the qualified biologist shall also be present on site to monitor installation until the exclusion fence is complete. <ul style="list-style-type: none"> At a minimum, the exclusion fencing shall be at least 3 feet high and the lower 6 inches of the fence shall be buried in the ground to prevent animals from crawling under. The remaining 2.5 feet shall be left above ground to serve as a barrier for animals moving on the ground surface. The fence shall be pulled taut at each support to prevent folds or snags, and supports shall be placed on the inside (project side) of the fencing. Escape ramps, funnels, or other features that allow animals to exit the construction area, but which will prohibit the entry of such animals, shall be provided in the exclusion fencing, and the top of the fencing shall be curved over on the outside of the fence to prevent animals climbing over it. Fencing shall be installed and maintained in good condition during all construction activities and shall be inspected and maintained daily until the completion of project construction. If equipment needs to pass through this fencing for work activities, a gate shall be 					

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<p>installed to allow access and the fence shall be sealed at the end of each working day. Fencing shall be removed within 72 hours of the conclusion of construction activities.</p> <ul style="list-style-type: none"> • Construction Monitoring. The qualified biologist(s) will be present during any construction activities that could, in the biologist's opinion, potentially result in take of individual Alameda whipsnakes, California red-legged frogs, California tiger salamanders, or western pond turtles. The biologist will conduct clearance surveys at the beginning of each day and regularly throughout the workday when construction activities are occurring that may result in take of Alameda whipsnakes, California red-legged frogs, California tiger salamanders, or western pond turtles. Safety permitting, the qualified biologist will also investigate areas of disturbed soil for signs of the listed species within 30 minutes following the initial disturbance of that given area. If any Alameda whipsnakes, California red-legged frogs, California tiger salamanders, or western pond turtles are discovered at the site immediately prior to or during project activities, they will be allowed to move out of the area on their own. If they are unable to move out of the area on their own, they will be relocated by a qualified biologist to suitable habitat outside the project's impact areas (with approval from the USFWS/CDFW as appropriate). The biologist(s) shall have the authority to stop any work that may result in take of these species. The on-site biologist will be the contact for any employee or contractor who might inadvertently kill or injure an Alameda whipsnake, California red-legged frog, California tiger salamander, or western 					

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<p>pond turtle or anyone who finds a dead, injured, or entrapped individual of any of these species.</p> <ul style="list-style-type: none"> • Immediate Work Stoppage. If an Alameda whipsnake, California red-legged frog, California tiger salamander, or western pond turtle, or an animal that could be one of these species (e.g., a similar species of reptile or amphibian), is observed within the work area during project activities, all work that could result in the injury or death of the individual shall stop immediately and the qualified biologist shall be immediately notified. The animal shall be allowed to leave the work area of its own volition. If it does not leave the area of its own volition, USFWS (for Alameda whipsnake, California red-legged frog, and California tiger salamander) and/or CDFW (for California tiger salamander and western pond turtle) shall be contacted to determine next steps. No individual of any of these species shall be handled without prior approval from the USFWS/CDFW. • Avoid Plastic Monofilament Netting. No plastic monofilament netting or similar material shall be used in erosion control materials to avoid potential entrapment of Alameda whipsnakes, California red-legged frogs, California tiger salamanders, and western pond turtles that may occur in project construction disturbance areas. • Trenches. To prevent the inadvertent entrapment of Alameda whipsnakes, California red-legged frogs, California tiger salamanders, or western pond turtles, all excavated, steep-walled holes or trenches shall be covered at the end of each work day with plywood or similar materials. If this is not possible, one or more escape ramps constructed of earth fill or wooden 					

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<p>planks shall be established in the hole. Before such holes or trenches are filled, they shall be thoroughly inspected for any animals. If at any time an Alameda whipsnake, California red-legged frog, California tiger salamander, or western pond turtle is found trapped or injured in these holes, the individual shall be relocated to suitable habitat outside the project's impact areas (with approval from the USFWS/CDFW as appropriate).</p> <ul style="list-style-type: none"> Food Trash Removal. All food trash from project personnel shall be placed in containers with secure lids before the end of work each day in order to reduce the likelihood of attracting predators to the project site. If containers meeting these criteria are not available, all rubbish shall be removed from the project site at the end of each workday. 					
<p>Mitigation Measure Bio-2: Alameda Whipsnake Habitat Restoration and Compensatory Mitigation. Temporary impacts to coyote brush scrub, riparian woodland, mixed oak woodland, and California annual grassland habitat shall be restored in place to return Alameda whipsnake habitat to conditions of equal or greater habitat quality compared to the impacted areas, as determined by a qualified biologist. To offset the permanent loss of Alameda whipsnake habitat, compensatory mitigation shall be provided for any permanent loss of coyote brush scrub, riparian woodland, mixed oak woodland, or California annual grassland habitat. Mitigation may be satisfied through project-specific conservation and management of suitable habitat occupied by this species and/or the purchase of credits at a conservation bank that has been approved by the USFWS and CDFW. If</p>	Prior to approval of construction-related permit	Applicant	<p>Verify requirements are included in construction contracts and met during construction</p> <p>If applicable,</p> <p>Verify Habitat Mitigation and Monitoring Plan approved by the USFWS and CDFW</p> <p>-or-</p> <p>Verify purchase of credits</p>	Alameda County Planning Department	

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<p>compensatory mitigation is provided through project-specific conservation and management of suitable habitat (on-site and/or off-site), the applicant shall provide the mitigation at a 2:1 (mitigation: impact) ratio on an acreage basis for direct, permanent impacts to suitable habitat. If compensatory mitigation is provided through the purchase of credits at an approved conservation bank, mitigation shall be provided at a 1:1 (mitigation: impact) ratio for direct permanent impacts.</p> <p>If the applicant provides mitigation through project-specific conservation and management of suitable habitat, the applicant shall prepare a Habitat Mitigation and Monitoring Plan (HMMP) describing the proposed mitigation lands for conservation/management (i.e., land outside the project's impact footprint, either on the project site or in off-site areas), and monitoring that will occur to ensure that those lands continue to provide suitable habitat conditions. The HMMP shall be prepared by a qualified ecologist and shall include the following:</p> <ul style="list-style-type: none"> • A summary of habitat impacts and proposed acres of habitat conservation; • The location of habitat conservation and enhancement site(s), and description of existing site conditions; • A description of measures to be undertaken, if necessary, to enhance the mitigation site for the Alameda whipsnake; • Proposed management activities to maintain high-quality habitat conditions for the Alameda whipsnake; 					

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<ul style="list-style-type: none"> • A monitoring plan (including performance criteria, methods, data analysis, reporting requirements, and schedule). At a minimum, performance/success criteria shall include demonstration of the presence of suitable habitat for the Alameda whipsnake. • A description of the HMMP's adaptive component, including potential contingency measures for mitigation elements that do not meet performance criteria; and • A description of the funding mechanism to ensure the long-term maintenance and monitoring of the mitigation lands. <p>The HMMP shall be submitted to the USFWS and CDFW for review and approval prior to project implementation. If compensatory mitigation is provided through a purchase of mitigation credits, the applicant shall purchase the credits from a conservation bank in consultation with the appropriate resource agencies prior to commencement of impacts on Alameda whipsnake.</p>					
Mitigation Measure Bio-3a: Initial Habitat Survey for Roosting Bats. A qualified bat biologist shall conduct an initial survey of all project site buildings and trees that are slated for removal to determine whether suitable habitat for a moderate-sized colony of common bat species (i.e., at least 10 big brown bats or at least 20 individuals of other non-special-status species), or a pallid bat colony of any size, is present. The locations of trees with suitable cavities and crevices, as well as any buildings with accessible interiors or other crevices (e.g., roof tiles or other	Prior to construction activities	Applicant	Verify survey performed	Alameda County Planning Department	

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<p>exterior features) that support suitable roost locations, shall be identified, and potential entry and exit locations shall be mapped.</p> <p>The purpose of this initial survey is to determine where surveys for maternity roosts (described in Mitigation Measure Bio-3b) and where pre-activity surveys (described in Mitigation Measure Bio-3c), if required, shall be performed. For trees and buildings that are determined, in the qualified biologist's discretion, not to provide suitable habitat for a moderate-sized colony of common bat species or a pallid bat colony of any size, no further surveys are required. If the qualified biologist determines that any buildings or trees provide suitable habitat, then further surveys under Mitigation Measure Bio-3b and Bio-3c are required.</p> <p>The site visit for this survey may be combined with the daytime component of the maternity season survey described under Mitigation Measure Bio-3b, below, if it is performed during the maternity season (generally March 15 – August 31).</p>					
<p>Mitigation Measure Bio-3b: Maternity Season Survey. A qualified bat biologist shall conduct a focused survey for roosting bats within all project site buildings and trees that are slated for removal, and within which suitable habitat was identified during the initial habitat survey described in Mitigation Measure Bio-3a above, during the maternity season (generally March 15 – August 31) and prior to the start of project construction to determine presence or absence of a maternity colony, the species present, and an estimate of the colony size, if present. If close</p>	Prior to construction activities	Applicant	If applicable, Verify survey performed	Alameda County Planning Department	

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<p>inspection of potential roost features during the daytime is infeasible, the focused survey shall consist of a dusk emergence survey when bats can be observed flying out of the roost. The purpose of this survey is to determine whether replacement roost habitat needs to be provided, as described under Mitigation Measure Bio-3e below.</p> <p>This survey may be combined with the initial habitat survey described under Mitigation Measure Bio-3a above and/or the pre-activity survey described under Mitigation Measure Bio-3c below, if desired.</p> <p>However, due to the potential for the presence of a maternity colony to result in a project delay (i.e., maintaining a non-disturbance buffer around the roost), if work will be initiated during the maternity season, it is recommended that this survey be conducted in a year prior to the year in which project construction will occur.</p> <p>If a maternity colony is detected in a year prior to the year in which project construction will occur, the exclusion measures described in Mitigation Measure Bio-3d below shall be implemented prior to March 15 of the year in which construction occurs to ensure that bats are excluded from the roost prior to the start of construction. In addition, Mitigation Measure Bio-3e shall be implemented.</p>					
Mitigation Measure Bio-3c: Pre-Activity Survey. A pre-activity survey shall be conducted for roosting bats within all project site buildings and trees that are slated for removal, and within which suitable habitat was identified during the initial habitat survey and the maternity roosting survey described in Mitigation	Prior to construction activities	Applicant	If applicable, Verify survey performed	Alameda County Planning Department	

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<p>Measure Bio-3a. The survey shall be conducted by a qualified bat biologist within seven days prior to the start of building demolition or tree removal for the purpose of impact avoidance. If building demolition and/or tree removal will occur in phases, a pre-activity survey shall be conducted within 7 days prior to the demolition of each building and/or removal of each tree in which suitable roost habitat is present. If close inspection of potential roost features during the daytime is infeasible, the focused survey shall include a dusk emergence survey when bats can be observed flying out of the roost. If a moderate-sized maternity colony of common bat species (i.e., at least 10 big brown bats, 20 Yuma myotis, or 100 individuals of other non-special-status species), or a pallid bat colony of any size or kind (i.e., a maternity or non-maternity colony), is not detected during the survey, no additional measures are required.</p> <p>If a moderate-sized maternity colony of common bat species (i.e., at least 10 big brown bats or at least 20 individuals of other non-special-status species), or a pallid bat colony of any size or kind (i.e., a maternity or non-maternity colony), is present, the qualified bat biologist shall identify an appropriate disturbance-free buffer zone to be maintained until either the end of the maternity season or a qualified biologist has determined that all young are volant (i.e., capable of flight) to avoid the loss of dependent young. The exclusion measures described in Mitigation Measure Bio-3d below shall be implemented after dependent young are no longer present and prior to the removal of any portion of the tree or building where the roost is located. In addition, the compensatory measures</p>					

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<p>described under Mitigation Measure Bio-3e shall be implemented.</p> <p>If a non-maternity colony of pallid bats of any size is present, the compensatory measures described under Mitigation Measure Bio-3e shall be implemented.</p>					
<p>Mitigation Measure Bio-3d: Bat Exclusion. If bats are present in a building or tree to be removed or disturbed, the individuals shall be safely evicted outside the bat maternity season (approximately March 15 – August 31) and the winter torpor period (approximately October 15 – February 28, depending on weather). Bats may be evicted through exclusion, as directed by a qualified biologist, after notifying the CDFW. The qualified biologist must be present for removal of trees or structures occupied by bats.</p> <p>For eviction from roost trees, trimming or removal of trees shall follow a two-step removal process whereby limbs and branches not containing roost habitat are removed on day 1 to disturb the roost, and then the entire tree is removed on day 2.</p> <p>Disturbance of or removal of structures containing or suspected to contain active (non-maternity or hibernation) or potentially active common bat roosts shall be done in the evening and after bats have emerged from the roost to forage. Structures shall be partially dismantled to significantly change the roost conditions, causing bats to abandon and not return to the roost. Removal shall be completed the subsequent day. Alternatively, exclusion methods may include the installation of one-way doors and/or use of ultrasonic deterrence devices. One-way doors and/or deterrence devices shall be left in place for a</p>	Prior to construction activities	Applicant	If applicable, Verify eviction and notification of CDFW	Alameda County Planning Department	

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minimum of two weeks with a minimum of five fair-weather nights with no rainfall and temperatures no colder than 50°F.					
Mitigation Measure Bio-3e: Compensatory Mitigation. If a maternity colony of common bat species containing at least 10 big brown bats, 20 Yuma myotis, or 100 individuals of other non-special-status bat species, or a pallid bat day roost of any type (maternity or non-maternity) or size, is determined to be present within the project construction disturbance areas, replacement roost habitat that is appropriate to the species shall be provided, as determined by a qualified bat biologist. The nature of the replacement roost habitat (e.g., the design of an artificial roost structure) shall be determined by a qualified bat biologist based on the number and species of bats detected. Ideally, the roost structure shall be installed at the project site. If replacement habitat cannot be placed at the project site, it shall be installed no more than 100 feet from the site (or as close to the site as feasible). Exact placement of replacement habitat shall be determined in consultation with a qualified bat biologist.	Prior to construction activities	Applicant	If applicable, Verify replacement roost habitat	Alameda County Planning Department	
Mitigation Measure Bio-4: Implement Bird-Safe Building Design. Due to the potential for glazed façade areas on the proposed buildings to result in high numbers of bird collisions, the project shall implement the following bird-safe building design considerations for these facades: • Reduce the extent of glass on these building facades, to the extent feasible.	Prior to approval of construction-related permit	Applicant	Verify requirements are included in construction contracts	Alameda County Planning Department	

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<ul style="list-style-type: none"> • Reduce or eliminate the visibility of landscape vegetation behind glass. • No more than 10% of the surface area of the combined façades for any single building shall consist of untreated glazing between the ground and 60 feet above ground. Bird-safe glazing treatments may include fritting, netting, permanent stencils, frosted glass, exterior screens, physical grids placed on the exterior of glazing or ultraviolet patterns visible to birds. Vertical elements of the window patterns shall be at least 0.25 inches wide at a maximum spacing of four inches or have horizontal elements at least 0.125 inches wide at a maximum spacing of two inches. • Avoid free-standing clear glass walls, skywalks, transparent building corners, glass enclosures (e.g., greenhouses) on rooftops, and free-standing clear glass railings where feasible. If any such features are included in the project design, all glazing used in any such features shall be 100% treated with a bird-safe glazing treatment. These features shall be treated to a height of 60 feet above grade. Features located more than 60 feet above grade are not required to be treated. For transparent glass corners, the required treatment area extends horizontally from a building corner as far the corner as it is possible to see through the corner to the other side of the building. • Landscaping, including planted vegetation and water features, shall be designed to minimize the potential for collisions adjacent to glazed building facades. For example, vegetation providing particularly valuable resources to birds (such as fruits) shall be planted away from glass facades, and vegetation in general shall be planted in such a way 					

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that it is not clearly reflected in windows. Water features shall be located away from building exteriors to reduce the attraction of birds toward glazed facades.					
Mitigation Measure Bio-5: Minimize Project Lighting. Due to the potential for proposed lighting to affect wildlife species that occur at the project site and in adjacent natural areas, the project shall implement the following measures to minimize lighting on the project site. <ul style="list-style-type: none"> • All exterior lighting shall be fully shielded to block illumination from shining outward from proposed development. • To the maximum extent feasible, up-lighting (i.e., lighting that projects upward above the fixture) shall be avoided in the project design. All lighting shall be fully shielded to block illumination from shining upward above the fixture. <p>If up-lighting cannot be avoided in the project design, up-lights shall be shielded and/or directed such that no luminance projects above/beyond objects at which they are directed (e.g., trees and buildings) and such that the light would not shine directly into the eyes of a bird flying above the object. If the objects themselves can be used to shield the lights from the sky beyond, no substantial adverse effects on migrating birds are anticipated. Buddha statues located in woodland, grassland, or scrub habitats shall not be illuminated at night.</p> <ul style="list-style-type: none"> • Fixtures shall comply with lighting zone LZ-1, Low Ambient, as recommended by the International Dark- 	Prior to approval of construction-related permit	Applicant	Verify requirements are included in construction contract	Alameda County Planning Department	

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<p>Sky Association for rural and low-density residential areas. The allowed total initial luminaire lumens for the project site is 1.25 lumens per square foot of hardscape, and the BUG rating for individual fixtures shall not exceed B2 or G1, as follows:</p> <ul style="list-style-type: none"> o B2: 1,000 lumens high (60–80 degrees), 2,500 lumens mid (30–60 degrees), 1,000 lumens low (0–30 degrees) o G1 (asymmetrical fixtures): 100 lumens forward very high (80–90 degrees), 100 lumens backlight very high (80–90 degrees), 1,800 lumens forward high (60–80 degrees), and 500 lumens backlight high (60–80 degrees) for asymmetrical fixtures or 1,800 lumens backlight high for quadrilateral symmetrical fixtures. <p>In addition, the maximum allowed luminaire lumens (initial lamp lumens for a lamp, multiplied by the number of lamps in the luminaire) for unshielded luminaires at one entry per building is 420 lumens, and for additional unshielded luminaires at the project site is 315 lumens. The maximum allowed luminaire lumens for fully shielded luminaires is 1,260 lumens. Landscape lighting and shielded directional flood lighting shall be avoided.</p> <ul style="list-style-type: none"> • Exterior lighting shall be minimized (i.e., total outdoor lighting lumens shall be reduced by at least 30% or extinguished, consistent with recommendations from the International Dark-Sky Association) from 10:00 p.m. until sunrise, except as needed for safety and County code compliance. 					

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<p>Mitigation Measure Bio-6: Nesting Bird Avoidance, Pre-activity Surveys, Buffers, and Deterrence.</p> <p>Because disturbance of nesting birds could violate the MBTA and California Fish and Game Code, the following measures shall be implemented:</p> <ul style="list-style-type: none"> • Avoidance of the Nesting Season. To the extent feasible, the initiation of commencement of demolition and construction activities shall be scheduled to avoid the nesting season. If demolition and construction activities are initiated outside the nesting season, all potential demolition/construction impacts on nesting birds protected under the MBTA and California Fish and Game Code will be avoided. The nesting season for most birds in Alameda County extends from February 1 through August 31. • Pre-Activity/Pre-Disturbance Surveys. If it is not possible to schedule the initiation of demolition and construction activities between September 1 and January 31, then pre-activity surveys for nesting birds shall be conducted by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. We recommend that these surveys be conducted no more than seven days prior to the initiation of demolition or construction activities. During this survey, the ornithologist shall inspect all trees and other potential nesting habitats (e.g., trees, shrubs, and buildings) in and immediately adjacent to the impact areas for nests. • Non-Disturbance Buffers. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist shall determine the extent of a construction-free buffer zone to be established around the nest (typically 300 feet for 	Prior to construction activities	Applicant	<p>Verify survey performed</p> <p>Verify provision of buffer if nesting birds present</p> <p>If applicable,</p> <p>Verify nesting deterrence used</p>	Alameda County Planning Department	

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raptors and 100 feet for other species), to ensure that no nests of species protected by the MBTA and California Fish and Game Code will be disturbed during project implementation. • Nesting Deterrence. If construction activities will not be initiated until after the start of the nesting season, all potential nesting substrates (e.g., bushes, trees, grasses, and other vegetation) that are scheduled to be removed by the project may be removed prior to the start of the nesting season (e.g., prior to February 1). This shall preclude the initiation of nests in this vegetation and minimize the potential delay of the project due to the presence of active nests in these substrates.					
Mitigation Measures Bio-7a: Avoid Direct Impacts to Riparian Habitat. Given that the impact limits barely overlap with riparian habitat, the applicant shall avoid such impacts if feasible. Avoidance would include avoiding any vegetation removal, grading, placement of fill or structures, or other development-related activity beneath the dripline of the riparian canopy (i.e., within the limits of riparian habitat indicated on Figure 15). If avoiding direct impacts is not feasible, Mitigation Measure Bio-7b would apply.	Prior to approval of construction-related permit	Applicant	Verify requirements are included in construction contracts and met during construction	Alameda County Planning Department	
Bio-7b: Compensate for Direct Impacts to Riparian Habitat. If direct impacts, as described in Mitigation Measure Bio-7a, above, would occur to riparian habitat, the applicant shall prepare and implement a Riparian and Aquatic Mitigation & Monitoring Plan (RAMMP) for riparian habitat creation as a means of compensatory mitigation, and restoration of	Prior to approval of construction-related permit	Applicant	If applicable, Verify Riparian and Aquatic Mitigation & Monitoring Plan is approved and followed	Alameda County Planning Department	

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<p>temporary impact areas as a means of impact minimization. An open space or conservation easement, or other similar instrument, shall be recorded on property associated with the mitigation lands to protect the created habitat's plant and wildlife resources in perpetuity. Permanent direct impacts shall be mitigated at a 2.5:1 ratio (mitigation area to impact area) of high quality, native riparian habitat based on affected canopy if implemented onsite or on either creek within 0.25 miles of the properties, and 3:1 if mitigated off-site at a location farther away from the impacts. Temporary impacts shall be restored in place at a 1:1 ratio, with vegetated areas being revegetated with a native seed mix. The restoration of temporary impacts to vegetation is to be implemented before the end of the wet season following completion of construction. The RAMMP shall be prepared by a qualified restoration ecologist and shall provide, at a minimum, the following items:</p> <ul style="list-style-type: none"> • Habitat impacts summary and proposed habitat mitigation actions. • Goals of the restoration to achieve no net loss. • The location of the mitigation sites and existing site conditions. • Mitigation design including: <ul style="list-style-type: none"> o Proposed site construction schedule. o Description of existing and proposed soils, hydrology, geomorphology and geotechnical stability. o Site preparation and grading plan. o Invasive species eradication plan. 					

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<ul style="list-style-type: none"> o Soil amendments and other site preparation. o Planting plan (plant procurement/propagation/installation). o Maintenance plan. • Monitoring measures, performance and success criteria, including a requirement for no more than 5% invasive plant species in year 5. • Monitoring methods, duration, and schedule. • Contingency measures and remedial actions. • Reporting measures. • The mitigation shall be deemed complete when the final success criteria have been met as determined by the qualified restoration ecologist and the County of Alameda or applicable regulatory/resource agencies. <p>The RAMMP shall be reviewed and approved by the County prior to impacts on riparian habitat.</p>					
<p>Mitigation Measure Bio-8: Implement Invasive Weed BMPs. The invasion and/or spread of noxious weeds shall be avoided by the use of the following invasive weed BMPs:</p> <ul style="list-style-type: none"> • During project construction, all seeds and straw materials used on-site shall be weed-free rice straw (or similar material acceptable to the County), and all gravel and fill material shall be certified weed-free to the satisfaction of the County. • During project construction, all construction equipment (e.g., haul vehicles, excavators, and other heavy equipment) shall be washed (including wheels, 	Prior to approval of construction-related permit	Applicant	Verify requirements are included in construction contracts and met during construction	Alameda County Planning Department	

Mitigation Measure	Timing / Schedule	Implementation Responsibility	Verification		
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<p>undercarriages, and bumpers) before and after entering the project site. Vehicles shall be cleaned at existing construction yards or legally operating car washes.</p> <ul style="list-style-type: none"> Following construction of the project, a standard erosion control seed mix (acceptable to the County) from a local source and consisting of native species appropriate to the disturbed habitat shall be planted within the temporary impact zones on any disturbed ground that will not be under hardscape, landscaped, or maintained. This will minimize the potential for the germination of the majority of seeds from non-native, invasive plant species. 					
<i>Cultural and Tribal Cultural Resources</i>					
Mitigation Measure Cultural-1: Halt Construction Activity, Evaluate Find, and Implement Mitigation. Should any unknown pre-contact period resources, including charcoal, obsidian or chert flakes, grinding bowls, shell fragments, bone, or pockets of dark, friable soils be discovered during grading, trenching, or other on-site excavation(s), earthwork within 100 ft of these materials shall be stopped until the Native American Heritage Commission is notified, and a tribal representative and a qualified professional archaeologist has have an opportunity to evaluate the potential significance of the find and suggest the appropriate steps to protect the resource. If the resources are determined to be significant, the resources shall be avoided if feasible. If avoidance is not feasible, data recovery shall be conducted in accordance with an approved Archaeological Data	Prior to approval of construction-related permit	Applicant	Verify requirements are included in construction contracts and met during construction. Halt construction if resources are found and coordinate with the appropriate authority or professional	Alameda County Planning Department	

Mitigation Measure	Timing / Schedule	Implementation Responsibility	Verification		
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Recovery Plan to mitigate significant impacts to the significance of the site – the area of data recovery being limited to the area of significant impacts. Once the site has been properly tested, subject to data recovery, or preserved to the satisfaction of the professional archaeologist and/or the tribal representative depending on the nature of the resource in compliance with CEQA Guidelines §15064.5, the site can be further developed.					
<i>Geology and Soils</i>					
Mitigation Measure Geo-1: During Phase 1, modifications to the main residential building and other site improvements shall be done in compliance with a design-level Geotechnical Investigation report prepared by a Registered Geotechnical Engineer and with Structural Design Plans as prepared by a Licensed Professional Engineer. Due to the unstable ground and slopes on the project site, modifications to the project site and main residence shall be performed in accordance with the recommendations of a Registered Geotechnical Engineer and a Licensed Professional Engineer, including:	Prior to approval of construction-related permit	Applicant	Verify requirements are included in construction contracts	Alameda County Public Works Department	
<ul style="list-style-type: none"> • Stabilization of the main residence's foundation shall be completed to mitigate unstable ground underneath the structure • The main residence shall be brought up to the requirements of the California Building Code • Slopes on the project site shall be stabilized • Statues shall be anchored into bedrock 					

Mitigation Measure	Timing / Schedule	Implementation Responsibility	Verification		
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• Other changes to the project site such as pavement, landscaping and utilities shall follow proper ground preparation, construction, and drainage for site conditions as recommended.					
Mitigation Measure Geo-2: During Phase 2, new structures and other site improvements shall be done in compliance with a design-level Geotechnical Investigation report prepared by a Registered Geotechnical Engineer and with Structural Design Plans as prepared by a Licensed Professional Engineer. Due to the unstable ground, over excavation and proper ground preparation shall be completed prior to the construction of new structures, utilities or pavement. Proper ground preparation, foundation engineering and construction shall be performed in accordance with the recommendations of a Registered Geotechnical Engineer and a Licensed Professional Engineer. The structural engineering design, with supporting Geotechnical Investigation, shall incorporate seismic parameters compliant with the California Building Code. Drainage, irrigation, and landscaping shall follow design- level recommendations.	Prior to approval of construction-related permit	Applicant	Verify requirements are included in construction contracts	Alameda County Public Works Department	
Mitigation Measure Geo-3: Halt Excavation, Evaluate Find and Implement Mitigation. Should any unknown fossils or fossil-bearing deposits be discovered during grading, trenching, or other on-site excavation(s), earthwork within 50 ft of these materials shall be stopped until a qualified paleontologist has an opportunity to document the find, evaluate the potential significance, and notify the appropriate	Immediately upon discovery	Applicant	Verify requirements are included in construction contracts and met during construction. Halt construction if resources are found and coordinate with the appropriate authority or professional	Alameda County Planning Department	

Mitigation Measure	Timing / Schedule	Implementation Responsibility	Verification		
			Monitoring Action	Monitoring Responsibility	Date Completed
agencies to suggest the appropriate steps to protect the resource. If avoidance is not feasible, the paleontologist shall prepare an appropriate excavation plan to mitigate any effect of the project on the resource, subject to review and approval by the County.					
<i>Hazards and Hazardous Materials</i>					
Mitigation Measure Haz-1: Maintenance of Vegetation and Improvements. The following language is to be included in the covenants, codes and restrictions (CC&R's) of the project: <ul style="list-style-type: none"> • The landowner shall be responsible for inspecting and maintaining the entire property in compliance with the vegetation management program approved by the Alameda County Fire Department with enforcement authority provided to the Alameda County Fire Department. • No owner or resident shall permit any condition to exist which creates a fire hazard or is in violation of local fire regulations. This may include trash piles or weeds. There shall be no outdoor storage of firewood, kindling, or compost material within 30-feet of any structure during the declared fire season, unless the material is stored in a bin or enclosure with a solid non-combustible exterior. • The property owner shall be responsible for the maintenance of all improvements and vegetation management zones (Non-combustible Zone, Defensible Space Zone, Roadside Management Zone, 	Prior to approval of construction-related permit	Applicant	Verify inclusion of requirements	Alameda County Planning Department	

Mitigation Measure	Timing / Schedule	Implementation Responsibility	Verification		
			Monitoring Action	Monitoring Responsibility	Date Completed
<p>Oak Woodland Fuel Management Zone or Riparian Woodland Zone).</p> <ul style="list-style-type: none"> • The property owner shall maintain all landscaping in accordance with requirements of the Wildland Fire Protection Plan. The owner shall also maintain the landscaping improvements. 					
<i>Utilities and Service Systems</i>					
Mitigation Measure Util-1: Phase 2 Water Supply Confirmation. Prior to issuance of building permits for any Phase 2 work, the project shall demonstrate to the satisfaction of the County that adequate water supply is available to meet projected demand.	Prior to issuance of building permits for any Phase 2 work	Applicant	Verify requirements are met	Alameda County Planning Department	