

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
<b>B. Transportation, Circulation and Parking</b>			
<p>B.1d: (Near-Term 2010) The LOS F conditions at the signalized intersection of Piedmont Avenue/West MacArthur Boulevard (#18), which would prevail during the AM peak hour under 2010 baseline conditions, would worsen with the addition of traffic generated by the project. The project-generated increases in vehicle delay on a critical movement would exceed the two-second threshold of significance.</p>	<p>Mitigation B.1d: Modify the signal at the Piedmont Avenue / West MacArthur Boulevard intersection to provide simultaneous protected left-turn phasing for the northbound and southbound approaches, and change signal cycle length to 120 seconds and optimize traffic signal timing during the AM peak hour. Optimization of traffic signal timing shall include determination of green time allocation for each intersection approach relative to the approach traffic volumes, and coordination with signal phasing and timing of adjacent intersections. To ensure that signal timing optimization occurs, the project applicant shall pay for this measure.</p>	<p>City of Oakland, CEDA, Planning and Zoning Division; Public Works Agency, Traffic Engineering Section</p>	<p>Prior to occupancy of Phase 2 development</p>
<p>B.1e: (Near-Term 2010) The westbound approach at the proposed-created unsignalized intersection of Broadway / Main Hospital Entrance (#29) would operate at LOS E during the AM peak hour and LOS F during the PM peak hour, the project would add more than ten vehicles to the intersection, and the peak-hour volumes would meet the Caltrans peak-hour traffic signal warrant.</p>	<p>Mitigation B.1e: Project sponsor shall install traffic signals at the unsignalized intersection of Broadway / Main Hospital Entrance. The signals shall have actuated controls with protected left-turn phasing, which would require a separate left-turn arrow. Installation of traffic signals shall include the traffic signal equipment and optimization of signal phasing and timing (i.e., allocation of green time for each intersection approach) in tune with the relative traffic volumes on those approaches, and coordination with signal phasing and timing of adjacent intersections. Traffic signal equipment shall include pedestrian signal heads (with adequate time for pedestrians to cross the streets). Signal installation shall be subject to City review and approval and meet City of Oakland design standards.</p> <p>Prior to the installation of this traffic signal, a complete traffic signal warrant analysis shall be conducted at this location, by the project sponsor, to verify that this location meets MUTCD signal warrants, which include both daily and peak-hour volume, accidents, and pedestrian volumes and be subject to review and approval of the City. The mitigation shall be</p>	<p>City of Oakland, CEDA, Planning and Zoning Division; Public Works Agency, Traffic Engineering Section</p>	<p>Prior to occupancy of Phase 2 development</p>

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	implemented in conjunction with the occupancy of the Replacement Hospital or M/B Garage.		
B.7: The project would increase the potential for conflicts among different traffic streams.	<p>Mitigation B.7d: To the extent possible, driveways shall be designed to maximize the visibility of both pedestrians and vehicles.</p> <p>Mitigation B.7e: To the extent possible, driveways shall be designed to minimize vehicle speeds.</p> <p>Mitigation B.7f: If driveway intersections are signalized, then pedestrian signal heads and appropriate crossing times shall be provided for pedestrians crossing the driveway, subject to City review and approval.</p> <p>Mitigation B.7g: If driveway intersections are not signalized and exiting vehicles do not have adequate sight distance, then an audio and/or visual warning system shall be installed to warn pedestrians when vehicles are exiting the garage, subject to City review and approval.</p> <p>Mitigation B.7h: To the extent possible, large truck deliveries (60-foot trucks) should not be scheduled between 7:00 to 9:00 AM and 4:00 to 6:00 PM.</p> <p><del>Mitigation B.7i: Turning right from southbound Piedmont Avenue into the loading dock driveway and turning left from the loading dock driveway into northbound Piedmont Avenue shall be prohibited for large trucks.</del></p> <p><del>Mitigation B.7j: Truck routes shall be established so that larger trucks accessing the site would turn into the loading driveway from northbound Piedmont Avenue and trucks leaving the loading driveway would turn onto southbound Piedmont Avenue.</del></p>	<p>City of Oakland, CEDA, Planning and Zoning Division; Public Works Agency, Traffic Engineering Section</p> <p>City of Oakland, CEDA, Planning and Zoning Division; Public Works Agency, Traffic Engineering Section</p>	<p>Prior to issuance of permits for each parking facility</p> <p>Prior to occupancy of Phase 2 development</p>
B.10: Project construction would temporarily affect traffic flow and circulation, parking, and pedestrian safety.	Condition B.10: Prior to the issuance of each demolition, grading or building permit, the project applicant and construction contractor shall meet with the Traffic Engineering and	City of Oakland, CEDA, Planning and Zoning Division; Public Works	Prior to issuance of each demolition, grading or building permit for each

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<p>Parking Division of the Oakland Public Works Agency and other appropriate City of Oakland agencies to determine traffic management strategies to reduce, to the maximum extent feasible, traffic congestion and the effects of parking demand by construction workers during construction of this project and other nearby projects that could be simultaneously under construction. The project applicant shall develop a construction management plan for review and approval by the City Traffic Engineering Division. The plan shall include at least the following items and requirements:</p> <ul style="list-style-type: none"> <li>• A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes.</li> <li>• Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures will occur.</li> <li>• Location of construction staging areas for materials, equipment, and vehicles (must be located on the project site).</li> <li>• Identification of haul routes for movement of construction vehicles that would minimize impacts on vehicular and pedestrian traffic, circulation and safety; and provision for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project applicant.</li> <li>• Temporary construction fences to contain debris and material and to secure the site.</li> <li>• Provisions for removal of trash generated</li> </ul>	Agency, Traffic Engineering Section	phase

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<p>by project construction activity.</p> <ul style="list-style-type: none"> <li>• A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager.</li> <li>• Provisions for monitoring surface streets used for truck routes so that any damage and debris attributable to the trucks can be identified and corrected. Subject to City review and approval, Kaiser shall fund a study that assess the pre and post-project condition of public streets to be used for construction trucks/vehicles/equipment routes, and shall correct any damage or loss of expected life to the public streets.</li> <li>• Subject to City review and approval, prior to start of construction, a construction worker transportation demand management (TDM) program shall be implemented to require that construction workers carpool or use alternative transportation modes in order to reduce the overall number of vehicle trips associated with construction workers. The Sears parking garage, located at Telegraph Avenue and 27th Street, with access from 27th Street, was recently acquired by Kaiser to provide construction worker parking. This garage has a capacity of about 560 striped parking spaces, with the potential to provide a minimum of 120 additional spaces with stacked, or valet parking, for a total of 680 parking spaces. Shuttles would transport workers between the parking garage and construction site. As part of their construction worker TDM program, Kaiser shall create a monitoring program to ensure that construction workers are indeed parking in the Sears Garage and not in the surrounding neighborhood. The monitoring program shall be subject to review and approval by</li> </ul>		

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<p>the City and shall identify appropriate documentation methods and corrective actions as may be necessary.</p> <ul style="list-style-type: none"> <li>A detailed analysis of the parking layout of the Sears Garage shall be performed to maximize parking use at this location.</li> </ul>		
<b>C. Air Quality and Meteorological Conditions</b>			
C.1: Activities associated with demolition, site preparation and construction would generate short-term emissions of criteria pollutants, including suspended and inhalable particulate matter and equipment exhaust emissions.	<p>Condition C.1a: If asbestos were found to be present in building materials to be removed, demolition and disposal, the project applicant shall submit specifications signed by a certified asbestos consultant for the removal, encapsulation, or enclosure of the identified ACM in accordance with all applicable laws and regulations, including but not necessarily limited to: California Code of Regulations, Title 8; Business and Professions Code; Division 3; California Health &amp; Safety Code 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended.</p> <p>Condition C.1b: During construction, the project sponsor shall require the construction contractor to implement the following measures required as part of BAAQMD's basic and enhanced dust control procedures required for sites larger than four acres. These include:</p> <ul style="list-style-type: none"> <li>Water all active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.</li> <li>Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top</li> </ul>	<p>City of Oakland, CEDA, Building Services Division</p> <p>City of Oakland, CEDA, Building Services Division</p>	<p>Throughout all demolition, grading and construction activities.</p> <p>Throughout all demolition, grading and construction activities.</p>

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<p>of the trailer).</p> <ul style="list-style-type: none"> <li>• Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.</li> <li>• Sweep daily (with water sweepers using reclaimed water if possible) all paved access roads, parking areas and staging areas at construction sites.</li> <li>• Sweep streets (with water sweepers using reclaimed water if possible) at the end of each day if visible soil material is carried onto adjacent paved roads.</li> <li>• Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more).</li> <li>• Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).</li> <li>• Limit traffic speeds on unpaved roads to 15 miles per hour.</li> <li>• Limit the amount of the disturbed area at any one time, where feasible.</li> <li>• Pave all roadways, driveways, sidewalks, etc. as soon as feasible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>• Replant vegetation in disturbed areas as quickly as feasible.</li> <li>• Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.</li> <li>• Designate a person or persons to monitor the dust control program and to order</li> </ul>		

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<p>increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the BAAQMD prior to the start of construction as well as posted on-site over the duration of construction.</p> <ul style="list-style-type: none"> <li>• Wash off the tires or tracks of all trucks and equipment leaving any unpaved construction areas.</li> <li>• Install appropriate wind breaks at the construction site to minimize wind blown dust.</li> <li>• Demonstrate compliance with BAAQMD Regulation 2, Rule 1 (General Requirements) for all portable construction equipment subject to that rule. BAAQMD Regulation 2, Rule 1, requires an authority to construct and permit to operate certain types of portable equipment used for construction purposes (e.g., 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.</li> <li>• 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) should be performed for such equipment used continuously during the</li> </ul>		

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	construction period.		
C.2: The project would result in increased long-term emissions of criteria pollutants from vehicular traffic to and from the project site and from the operation of the Central Utility Plant. The increase in emissions would exceed Bay Area Air Quality Management District significance criteria for daily emissions of PM-10.	Mitigation C.2: As required by Mitigation Measures B.1a, B.2a and B.2b to address intersection impacts (Impacts B.1 and B.2), Kaiser shall prepare and demonstrate full funding of a Transportation Demand Management (TDM) program (See Mitigation B.1.a)	City of Oakland, CEDA, Planning and Zoning Division	<i>See below.</i>
C.5: The proposed project together with anticipated future development in the area could result in long-term traffic increases and could cumulatively increase regional air pollutant emissions and conflict with or obstruct implementation of the Bay Area Clean Air Plan.	Same as Mitigation C.2.	City of Oakland, CEDA, Planning and Zoning Division	Same as Mitigation C.2.
<b>D. Noise</b>			
D.1: Construction activities would intermittently and temporarily generate noise levels above existing ambient levels in the project vicinity.	<p>Standard Condition D.1a: The project sponsor shall require construction contractors to limit standard construction activities as required by the City Building Department.</p> <p>a) Such activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, with extreme noise generating activities greater than 90 dBA limited to between 8:00 a.m. and 4:00 p.m. Monday through Friday. Pile driving shall not be permitted but pile/pier drilling shall be permitted.</p> <ul style="list-style-type: none"> <li>• Any construction activity proposed to occur outside of the standard hours of 7:00 am to 7:00 pm for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a survey of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened and such construction activities shall only</li> </ul>	City of Oakland, CEDA, Building Services Division	Ongoing throughout all demolition, grading and construction activities.

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<p>be allowed with the prior authorization of the Building Services Division.</p> <p>b) Construction activity shall not occur on Saturdays, with the following possible exceptions:</p> <ul style="list-style-type: none"> <li>• Prior to the building being enclosed, requests for Saturday construction for special activities (such as concrete pouring which may require more continuous amounts of time), shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a survey of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened. Such construction activities shall only be allowed on Saturdays with the prior authorization of the Building Services Division.</li> <li>• After the building is enclosed, requests for Saturday construction activities shall only be allowed on Saturdays with the prior authorization of the Building Services Division, and only then within the interior of the building with the doors and windows closed.</li> </ul> <p>c) No extreme noise generating activities shall be allowed on Saturdays, with no exceptions.</p> <p>d) No construction activity shall take place on Sundays or Federal holidays.</p> <p>For clarification, construction activities include but are not limited to: tuck idling, moving equipment (including trucks, elevators, etc) or materials, deliveries, and construction meetings held on-site in a non-enclosed area</p> <p>Standard Condition D.1b: To reduce daytime noise impacts due to construction, the project sponsor shall require construction contractors to</p>	<p>City of Oakland, CEDA, Building Services Division</p>	<p>Ongoing throughout all demolition, grading and</p>

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<p>implement the following measures:</p> <ul style="list-style-type: none"> <li>• Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible).</li> <li>• Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.</li> <li>• Stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.</li> <li>• If feasible, the noisiest phases of construction (such as pile driving) shall be limited to less than 10 days at a time.</li> </ul> <p>Standard Condition D.1c: To further mitigate potential pier drilling and/or other extreme noise generating construction impacts, a set of site-specific noise attenuation measures shall be completed under the supervision of a qualified</p>		<p>construction activities.</p> <p>Plan required prior to commencing any demolition, grading or construction activity.</p>
		City of Oakland, CEDA, Building Services Division	

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<p>acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted for review and approval by the City to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible:</p> <ul style="list-style-type: none"> <li>• Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;</li> <li>• Implement “quiet” pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;</li> <li>• Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;</li> <li>• Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings; and</li> <li>• Monitor the effectiveness of noise attenuation measures by taking noise measurements.</li> </ul> <p>Condition D.1d: Prior to the issuance of each building permit, along with the submission of construction documents, the project sponsor shall submit to the City Building Department a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include:</p> <ul style="list-style-type: none"> <li>• A procedure for notifying the City Building Division staff and Oakland Police Department;</li> </ul>		<p>Implementation of Condition D.1c: throughout all demolition, grading and construction activities.</p>
		<p>City of Oakland, CEDA, Building Services Division</p>	<p>Prior to the issuance of each building permit, any pile driving or other extreme noise generating activities on the site, and throughout all demolition, grading and construction activities.</p>

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<ul style="list-style-type: none"> <li>• A plan for posting signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem;</li> <li>• A listing of telephone numbers (during regular construction hours and off-hours);</li> <li>• The designation of an on-site construction complaint manager for the project;</li> <li>• Notification of neighbors within 300 feet of the project construction area at least 30 days in advance of pile-driving activities about the estimated duration of the activity; and</li> <li>• A preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.</li> </ul>		
	<p>Condition D.1.e: Consistent with Standard Condition D.1b and D.1c and prior to the issuance of each building permit, the project sponsor shall install a sound-rated fence/barrier along the project site property line located closest to any noise-sensitive receiver(s), in accordance with the February 2006 Construction Noise Assessment Report prepared by Charles M. Salter Associates</p>	<p>City of Oakland, CEDA, Building Services Division</p>	<p>Prior to the issuance of each building permit and throughout all demolition, grading and construction activities.</p>
	<p>Standard Condition D.1f: Consistent with Standard Condition D.1b and D.1c and throughout all noise-generating construction activities, the project application shall locate removal areas for demolition debris as far as possible from noise-sensitive receptors, in accordance with the February 2006 Construction Noise Assessment Report prepared by Charles M. Salter Associates.</p>	<p>City of Oakland, CEDA, Building Services Division</p>	<p>Prior to the issuance of each building permit and throughout all demolition, grading and construction activities.</p>

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
D.4: Given the measured exterior noise levels in the vicinity of the project site, the interior noise levels within hospital buildings, especially in rooms used for overnight use such as patient wards, could exceed DNL 45 dBA, the interior noise standard for hospitals according to the City of Oakland General Plan Noise Element.	Condition D.4: To comply with the interior noise requirements of the City of Oakland's General Plan Noise Element and achieve an interior noise level of less than 45 dBA, noise reduction in the form of sound-rated assemblies (i.e., windows, exterior doors, and walls) shall be incorporated into project building design. Final recommendations for sound-rated assemblies will depend on the specific building designs and layout of buildings on the site and shall be determined during the design phase, based upon recommendations of a qualified acoustical engineer and submitted to the Building Services Division for review and approval. Final recommendations for sound-rated assemblies will depend on the specific building designs and layout of buildings on the site and shall be determined during the design phases.	City of Oakland, CEDA, Building Services Division	Prior to the issuance of each building permit and upon final inspection of each building.
<b>E. Cultural Resources</b>			
E.1: Construction of the project could cause substantial adverse changes to the significance of currently unknown cultural resources at the site, potentially including an archaeological resource pursuant to CEQA Guidelines Section 15064.5 or CEQA Section 21083.2(g), or the disturbance of any human remains, including those interred outside of formal cemeteries.	Condition E.1a: Pursuant to CEQA Guidelines 15064.5 (f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore, in the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project sponsor and/or lead agency shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified archaeologist would meet to determine the appropriate avoidance measures or other appropriate mitigation, with the ultimate determination to be made by the City of Oakland. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist	City of Oakland, CEDA, Building Services Division and Planning and Zoning Division	Throughout all demolition, grading and construction activities.

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<p>according to current professional standards.</p> <p>In considering any suggested mitigation proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the project sponsor shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is carried out.</p> <p>Should an archaeological artifact or feature be discovered on-site during project construction, all activities within a 50-foot radius of the find would be halted until the findings can be fully investigated by a qualified archaeologist to evaluate the find and assess the significance of the find according to the CEQA definition of a historical or unique archaeological resource. If the deposit is determined to be significant, the project sponsor and the qualified archaeologist shall meet to determine the appropriate avoidance measures or other appropriate mitigation, subject to approval by the City of Oakland, which shall assure implementation of appropriate mitigation measures recommended by the archaeologist. Should archaeologically-significant materials be recovered, the qualified archaeologist would recommend appropriate analysis and treatment, and would prepare a report on the findings for submittal to the Northwest Information Center.</p>		
	<p>Condition E.1b: In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and</p>	<p>City of Oakland, CEDA, Building Services Division</p>	<p>Throughout all demolition, grading and construction activities.</p>

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<p>protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made.</p> <p>If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.</p>		
E.2: The project may adversely affect unidentified paleontological resources at the site.	<p>Condition E.2: In the event of an unanticipated discovery of a brae true, and/or trace fossil during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards (SVP 1995,1996)). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find under the criteria set forth in Section 15064.5 of the CEQA Guidelines. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.</p>	<p>City of Oakland, CEDA, Building Services Division and Planning and Zoning Division</p>	<p>Throughout all demolition, grading and construction activities.</p>
E.4b: Increased shadow resulting from construction of the Replacement Hospital and	<p>Mitigation E.4b.1: Prior to start of Phase 2 construction, the project sponsor shall</p>	<p>City of Oakland, CEDA, Planning and</p>	<p>Prior to start of Phase 2</p>

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
Garage would result in increased shadow that, combined with poor existing soils conditions, may adversely impact six (6) Giant Sequoia Redwoods that contribute to the historic setting of the J. Mora Moss House, a historic resource.	<p>coordinate with the City Arborist and perform an initial assessment of the six Redwood trees to determine, after the City's consideration of the following possible treatments outlined in the <i>May 22, 2006 Mosswood Park Shading – Tree Shading Impact Report</i> by Stephen Batchelder, specific treatments that would result in the most positive impact on the existing and future health of the Giant Sequoia Redwood trees in poor existing condition and located within the area of new shadow cast by the Replacement Hospital and Garage. Possible Treatments include, but are not limited to, the following, subject to review and determination by the City Arborist:</p> <ol style="list-style-type: none"> <li>1. Water Audit – A water audit that would provide information on the amount of water being applied to and around the affected trees and the uniformity with which the watering occurs. The water audit would also evaluate soil type and infiltration rate, or consider adjustments to eliminate water spray within 10 to 20 feet from the base of affected trees.</li> <li>2. Mulch – Create mulch areas around affected trees to reduce soil compaction and restrict mowing equipment in areas where mower damage on the affected trees is evident. The mulch will further reduce the need for supplemental irrigation water.</li> <li>3. Soil Amendment – Implement good-quality compost in the area of affected trees. Limit fertilization to areas where poor conditions are identified through soil and leaf tissue analyses.</li> <li>4. Treatment of Soil Compaction – Possible treatments include, without exclusion: <ol style="list-style-type: none"> <li>a) Radial Trenching – A method used to mitigate and replace soil inside the tree root protection zone. Soil is removed from trenches that are 8-12 inches wide and 18-36 inches deep.</li> </ol> </li> </ol>	Zoning Division; Public Works Agency, Tree Division	construction; periodic monitoring per City-approved treatment plan

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<p>Trenches are excavated in direct lines toward the base of the tree using air spade, hydraulic excavation or hand careful hand excavation. Backfill can be amended soil, structural soil, a mix of sand and compost, or any combination deemed to be appropriate for the situation.</p> <p>b) Vertical Core Venting – A that procedure that creates vertical holes, usually about 2-inches in diameter, that extend down through compacted soil. The holes can be from 18-inches to over 3-feet deep. Holes are spaced from 6-inches to 2-feet depending upon the site soil conditions. Holes are crated with an augur, water jet or using an air spade.</p> <p>c) Water Jet - A procedure that uses high-pressure water and a probe to create air passages in the soil. Primary reason for use is mitigation for compacted soil. Water Jet can be used in conjunction with liquid fertilization only when soil and leaf tissue analysis indicate nutrient limitation.</p> <p>The Project sponsor shall fund the evaluation and implementation of the approved treatment plan and shall pay for periodic monitoring of the effectiveness of the plan and implementation of any necessary revisions to the plan.</p>		
<b>F. Geology, Soils, and Seismicity</b>			
F.1: In the event of an earthquake in the region, seismic groundshaking could potentially injure people and cause collapse or structural damage to existing and proposed hospital structures.	Condition F.1: A site-specific, design level geotechnical investigation for each construction site within the project area (which is typical for any large, phased development project) shall be required as part of this project. Specifically:	City of Oakland, CEDA, Building Services Division	Prior to the issuance of each building permit and upon final inspection of each building.

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<ul style="list-style-type: none"> <li>• Each investigation shall include an analysis of expected ground motions at the site from known active faults. The analyses shall be in accordance with applicable City ordinances and policies, OSHPD requirements, and consistent with the most recent version of the California Building Code, which requires structural design that can accommodate ground accelerations expected from known active faults.</li> <li>• The investigations shall determine final design parameters for the walls, foundations, foundation slabs, and surrounding related improvements (utilities, roadways, parking lots and sidewalks).</li> <li>• The investigations shall be reviewed and approved by a registered geotechnical engineer. All recommendations by the project engineer, geotechnical engineer, and OSHPD will be included in the final design.</li> <li>• Recommendations that are applicable to foundation design, earthwork, and site preparation that were prepared prior to or during the project design phase, shall be incorporated in the project.</li> <li>• For structures not subject to OSHPD permitting, the final seismic considerations for the site shall be submitted to and approved by the City of Oakland Building Services Division prior to the commencement of the project.</li> </ul>		
F.3: The development proposed as part of the project, when combined with other reasonably foreseeable development in the vicinity, could potentially injure people and cause collapse or structural damage to existing and proposed structures and result in significant cumulative impacts with respect to geology, soils, or	<i>Same as Condition F.1.</i>	<i>Same as Condition F.1.</i>	<i>Same as Condition F.1.</i>

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
seismic conditions.			
<b>G. Hydrology and Water Quality</b>			
G.1: Project construction would involve activities (excavation, soil stockpiling, pier drilling, grading, and dredging, etc.) that would generate loose, erodable soils that, if not properly managed, could violate any water quality standards or waste discharge requirements; result in substantial erosion or siltation; create or constitute substantial polluted runoff; or otherwise substantially degrade water quality.	<p>Standard Condition G.1a: Prior to and during project demolition, grading and construction activities, the project shall comply with all City of Oakland Grading Permit requirements and all NPDES Permit requirements as follows:</p> <p><i>Grading Plan, Erosion and Sedimentation Control Plan, and Drainage Plan</i></p> <p>City of Oakland Municipal Code Chapter 13.16 and Section 15.04.780 require that the project applicant prepare a grading plan for the proposed project. Because during project construction the volume of the excavated fill material would exceed 50 cubic yards (estimated maximum 107,600<sup>1</sup> cu.yds. proposed) and involve depths of excavation that exceed five feet (estimated approximately 30 feet proposed) and involve pier drilling to a maximum dept of 70 feet, the project sponsor must prepare a grading plan, erosion and sedimentation control plan, and drainage plan.</p> <ul style="list-style-type: none"> <li>• The required grading plan shall include drainage, erosion, and sediment control measures and incorporate construction BMPs to prevent pollutants from entering the storm sewer to the maximum extent practicable.</li> <li>• The grading plan shall discuss existing, temporary, and final drainage facilities. Erosion and sediment control must combine interim and permanent measures to minimize erosion, stormwater runoff, and sedimentation. Such measures, at a minimum, shall include provision of filter materials at the catch basin to prevent debris or dirt from</li> </ul>	City of Oakland, CEDA, Building Services Division; Planning and Zoning Division	Prior to the issuance of each demolition and/or grading permit and throughout all construction activities and ongoing. Notice of termination to RWQCB at completion of construction activities.

<sup>1</sup> Total estimated excavation includes 69,000 cu yds for Phase 1, and 38,600 cu.yds for Phase 2. No excavation is proposed for Phase 3.

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<p>flowing into the storm drain system. According to the City Public Works Agency, such filter materials shall be applied to batch basins within private areas. As proposed by the project, filter protection at catch basins and inlets will include filter fabric covering the grates, straw bales or wattles circling the inlet, or some combination of these and/or other measures.</p> <ul style="list-style-type: none"> <li>• The plan shall specify that, after construction is complete, the sponsor shall ensure that the storm drain system shall be inspected and that the sponsor shall clear the system of any debris or sediment.</li> <li>• Preparation and implementation of the grading plan would include preparation of the construction stormwater pollution prevention plan (SWPPP) (discussed below).</li> </ul> <p><i>NPDES Permit and Construction Stormwater Pollution Prevention Plan (SWPPP)</i></p> <p>The project sponsor shall apply for and comply with all requirements of the ACCWP NPDES General Construction Permit. As required by the permit:</p> <ul style="list-style-type: none"> <li>• The sponsor shall prepare a SWPPP in coordination with a project's grading plan. The SWPPP shall describe erosion and sedimentation control measures as recommended in the California Stormwater Best Management Practice Handbook (Stormwater Quality Task Force, 2003).</li> <li>• The project sponsor shall prepare the SWPPP and submit a notice of intent to the RWQCB prior to construction activities, as required by the RWQCB. Implementation of the SWPPP shall start</li> </ul>		

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<p>with the commencement of construction and continue through the completion of the project.</p> <ul style="list-style-type: none"> <li>At a minimum, the SWPPP shall include a description of construction materials, practices, and equipment storage and maintenance; a list of pollutants likely to contact stormwater; site-specific erosion and sedimentation control practices; a list of provisions to eliminate or reduce discharge of materials to stormwater; best management practices (BMPs), and inspection and monitoring program.</li> <li>After construction is completed, the project sponsor shall submit a notice of termination to the RWQCB.</li> </ul>		
G.4: The project would not result in a net increase in impervious surfaces and would not cause an increase in the volume of project-related stormwater runoff. The project would not violate any waste discharge requirements that would create substantial runoff and result in substantial flooding onsite or offsite. Nor would the project exceed the capacity of the stormwater drainage system.	<p>Condition G.4a: The project sponsor shall implement site design/landscape characteristics as feasible, which maximize infiltration (where appropriate), provide retention or detention, slow runoff, and minimize impervious land coverage, so that post-development pollutant loads from the site have been reduced to maximum extent possible. Where feasible, the project shall introduce measures to help reduce the rate and volume of stormwater runoff.</p> <p>Condition G.4b: For the proposed project, which will discharge directly to water bodies listed as impaired (under section 303(d) of CWA), ensure that post-project runoff does not exceed pre-project levels for such pollutants through implementation of the control measures addressed in the C.3 provision, to the maximum extent practicable.</p>	<p>City of Oakland, CEDA, Building Services Division; Planning and Zoning Division</p> <p>City of Oakland, CEDA, Building Services Division; Planning and Zoning Division</p>	<p>Prior to approval of final site plan and landscape plan.</p> <p>Upon final inspection of each development Phase.</p>
<b>H. Public Health and Safety</b>			
H.1: Demolition or renovation of existing structures that contain hazardous building materials, such as lead-based paint, asbestos, and PCBs could expose workers, the public, or	Condition H.1a: The project applicant shall submit a comprehensive assessment report to the Fire Prevention Bureau, Hazardous Materials Unit, signed by a qualified	City of Oakland, CEDA, Building Services Division	Prior to the issuance of any demolition, grading or building permit and



**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<p>sponsor shall create and implement a health and safety plan to protect workers from risks associated with hazardous materials during demolition or renovation of affected structures.</p> <p>Condition H.1c: If the assessment required by Standard Condition H.1a finds presence of lead-based paint, the project sponsor shall submit specifications to the Fire Prevention Bureau, Hazardous Materials Unit signed by a certified Lead Supervisor, Project Monitor, or Project Designer for the stabilization and/or removal of the identified lead paint in accordance with all applicable laws and regulations, including but not necessarily limited to: Cal/OSHA's Construction Lead Standard, 8 CCR1532.1 and DHS regulation 17 CCR Sections 35001 through 36100, as may be amended. The plan shall specify, but not be limited to, the following elements for implementation:</p> <ul style="list-style-type: none"> <li>• Develop a removal specification approved by a Certified Lead Project Designer.</li> <li>• Ensure that all removal workers are properly trained.</li> <li>• Contain all work areas to prohibit off-site migration of paint chip debris.</li> <li>• Remove all peeling and stratified lead-based paint on building and non-building surfaces to the degree necessary to safely and properly complete demolition activities according to recommendations of the survey. The demolition contractor shall be responsible for the proper containment and disposal of intact lead-based paint on all equipment to be cut and/or removed during the demolition.</li> <li>• Provide on-site personnel and area air monitoring during all removal activities to ensure that workers and the environment are adequately protected by the control</li> </ul>	<p>Services Division</p> <p>City of Oakland, CEDA, Building Services Division</p>	<p>throughout all construction</p> <p>Prior to the issuance of each demolition permit and throughout all construction</p>

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<p>measures used.</p> <ul style="list-style-type: none"> <li>• Clean up and/or vacuum paint chips with a high efficiency particulate air (HEPA) filter.</li> <li>• Collect, segregate, and profile waste for disposal determination.</li> <li>• Properly dispose of all waste.</li> </ul> <p>Condition H.1d: If the assessment required by Standard Condition H.1a finds presence of asbestos, the project sponsor shall submit specifications signed by a certified asbestos consultant for the removal, encapsulation, or enclosure of the identified ACM in accordance with all applicable laws and regulations, including but not necessarily limited to: California Code of Regulations, Title 8; Business and Professions Code; Division 3; California Health &amp; Safety Code 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended.</p> <p>Condition H.1e: If the assessment required by Standard Condition H.1a finds presence of PCBs or other materials classified as hazardous waste by State or federal law, the project applicant shall submit written confirmation to Fire Prevention Bureau, Hazardous Materials Unit that all State and federal laws and regulations shall be followed when profiling, handling, treating, transporting and/or disposing of such materials.</p>		
H.2: Implementation of the project would disturb soil and groundwater impacted by historic hazardous material use, which could expose construction workers, the public, or the environment to adverse conditions related to hazardous materials handling.	Standard Condition H.2a: The applicant shall submit for review and approval by the City of Oakland, written verification that the appropriate federal, state or county oversight authorities, including but not limited to the RWQCB and/or the ACDEH, have granted all required clearances and confirmed that the all applicable standards, regulations and conditions for all previous contamination at the site. The applicant also shall provide evidence from the City's Fire	City of Oakland, CEDA, Building Services Division	Prior to the issuance of each demolition, grading and/or building permit and throughout all construction

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<p>Department, Office of Emergency Services, indicating compliance with the Standard Condition of Approval requiring a Site Review by the Fire Services Division pursuant to City Ordinance No. 12323, and compliance with the Standard Condition of Approval requiring a Phase I and/or Phase II Reports.</p> <p>Standard Condition H.2b: To reduce environmental risks associated with encountering contaminated soil that is discovered during grading and construction, the project applicant shall ensure that soil generated by construction activities shall be stockpiled onsite in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state and federal agencies laws, in particular, the Regional Water Quality Control Board (RWQCB) and/or the Alameda County Department of Environmental Health (ACDEH) and policies of the City of Oakland.</p> <p>Standard Condition H.2c: Groundwater pumped from the subsurface would be contained onsite prior to treatment and disposal to ensure environmental and health issues are resolved pursuant to oversight agencies (Refer to Impact G.2). Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building.</p>	<p>City of Oakland, CEDA, Building Services Division</p> <p>City of Oakland, CEDA, Building Services Division</p>	<p>Prior to the issuance of each demolition, grading and/or building permit and throughout all construction</p> <p>Prior to the issuance of each demolition, grading and/or building permit and throughout all construction</p>
<b>I. Biological Resources / Wetlands</b>			
I.3: Construction activities could result in disturbance to nesting habitat for breeding raptors and passerine birds including nesting Cooper's hawk.	Condition I.3: To the extent feasible, removal of the large trees and other vegetation suitable for nesting shall not occur during the breeding season of March 15 and August 15. If tree removal must occur during the breeding season,	City of Oakland, CEDA, Building Services Division; Planning and Zoning Division; Public	Throughout all demolition, grading and/or construction activities.

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	all sites shall be surveyed by a qualified biologist to verify the presence or absence of nesting birds or raptors. If the survey indicates that potential presences of nesting birds or raptors, the results would be coordinated with CDFG and suitable avoidance measures would be developed and implemented. Construction shall observe the CDFG avoidance guidelines which are a minimum 500-foot buffer zone surrounding active raptor nests and a 250-foot buffer zone surrounding nests of other birds. Buffer zones shall remain until young have fledged.	Works Agency, Environmental Services Division	
I.4: The project would conduct construction activities near several protected trees and would potentially remove approximately 34 protected trees located within or adjacent to the project site and would conducted these activities in compliance with the City of Oakland's Tree Preservation and Removal Ordinance.	<p>Condition I.4a: Adequate protection shall be provided during the construction period for any trees which are to remain standing. Measures deemed necessary by the Tree Reviewer in consideration of the size, species, condition and location of the trees to remain may include any of the following:</p> <ol style="list-style-type: none"> <li>1. Before the start of any clearing, excavation, construction or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the City Tree Reviewer. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.</li> <li>2. Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be</li> </ol>	City of Oakland, CEDA, Building Services Division; Planning and Zoning Division; Public Works Agency, Tree Services	Throughout all demolition, grading and/or construction activities

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<p>determined by the City Tree Reviewer from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.</p> <p>3. No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the Tree Reviewer from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the tree reviewer. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.</p> <p>4. Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration.</p> <p>5. If any damage to a protected tree should occur during or as a result of work on the site, the applicant shall immediately notify the Public Works Agency of such damage. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.</p> <p>6. All debris created as a result of any tree</p>		

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<p>removal work shall be removed by the applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the applicant in accordance with all applicable laws, ordinances, and regulations.</p> <p>Condition I.4b: Replacement plantings shall be required in order to prevent excessive loss of shade, erosion control, groundwater replenishment, visual screening and wildlife habitat in accordance with the following criteria:</p> <ol style="list-style-type: none"> <li>1. No tree replacement shall be required for the removal of nonnative species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered.</li> <li>2. Replacement tree species shall consist of Sequoia sempervirens (Coast Redwood), Quercus agrifolia (Coast Live Oak), Aesculus californica (California Buckeye) or Umbelluiana californica (California Bay Laurel).</li> <li>3. Replacement trees shall be of twenty-four (24) inch box size, except that three fifteen (15) gallon size trees may be substituted for each twenty-four (24) inch box size tree where appropriate.</li> <li>4. Minimum planting areas must be available on site as follows: <ol style="list-style-type: none"> <li>a) For Sequoia sempervirens, three hundred fifteen square feet per tree;</li> <li>b) For all other species listed in #2 above, seven hundred (700) square feet per tree.</li> </ol> </li> <li>5. In the event that replacement trees are required but cannot be planted due to site constraints, an in lieu fee as determined by</li> </ol>	<p>City of Oakland, CEDA, Building Services Division; Planning and Zoning Division; Public Works Agency, Tree Services</p>	<p>Throughout all demolition, grading and/or construction activities.</p>

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<p>the master fee schedule of the city may be substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets and medians.</p> <p>6. Plantings shall be installed prior to the issuance of a certificate of occupancy, subject to seasonal constraints, and shall be maintained by the applicant until established. The Tree Reviewer may require a landscape plan showing the replacement planting and the method of irrigation. Any replacement planting which fails to become established within one year of planting shall be replanted at the applicant's expense.</p>		
	<p>Condition I.4c: Workers compensation, public liability, and property damage insurance shall be provided by any person(s) performing tree removal work authorized by a tree removal permit.</p>	<p>City of Oakland, CEDA, Building Services Division; Planning and Zoning Division; Public Works Agency, Tree Services</p>	<p>Throughout all demolition, grading and/or construction activities and ongoing.</p>
	<p>Condition I.4d: The removal of extremely hazardous, diseased, and/or dead trees shall be required where such trees have been identified by the Tree Reviewer.</p>	<p>City of Oakland, CEDA, Building Services Division; Planning and Zoning Division; Public Works Agency, Tree Services</p>	<p>Throughout all demolition, grading and/or construction activities and ongoing.</p>
	<p>Condition I.4e: Implement the following recommended General Tree Protection Activities, to the extent feasible and subject to review and approval by the City's Public Works Agency:</p> <p>1. Completion of Tree Protection. All designated tree protection measures shall be in place and approved by the project arborist prior to the beginning of construction activity, subject to final approval by the City's Public Works Agency and Office of Parks.</p> <p>2. Pre-Construction Meeting. Personnel</p>		

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<p>working on site shall be provided an orientation to tree preservation measures and rules by the monitoring arborist.</p> <p>3. Monitoring Tree Health and Stability. The need and frequency of monitoring will be determined by the extent to which the trees are compromised during pruning and construction activities.</p> <p>4. Tree Protection to Remain During Construction. None of the recommended preservation guidelines or activities shall be removed before completion of construction activities with out approval of the project arborist.</p> <p>Heath Mitigation. Tree health mitigation treatments will depend on the level of pruning and root loss that occurs. Possible activities could include water application, the use of compost or compost tea and sugar water solution application. Procedures known as radial trenching and core venting can be used as well as structural soils, as described in the Tree Impact Report provided as Appendix E of the EIR.</p> <p>Standard Condition I.4f: Implement the following recommended London Plane Tree Preservation Guidelines, to the extent feasible and subject to review and approval by the City's Public Works Agency:</p>		
	<p>1. Pruning. Clearance pruning should be conducted for both London Plane Trees located within the City of Oakland right-of-way along Broadway (on Site 7). All pruning should be conducted in accordance with Appendix 2 to Pruning Standards, published by Western Chapter, International Society of Aboriculture. Pruning should be directed by a qualified project arborist, subject to review and approval by the Oakland City Arborist.</p>	<p>City of Oakland, CEDA, Building Services Division; Planning and Zoning Division; Public Works Agency, Tree Services</p>	<p>Throughout all demolition, grading and/or construction activities and ongoing.</p>

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<p>2. Trunk and Scaffold Protection. The London Plane trees should be protected from mechanical damage as follows:</p> <ul style="list-style-type: none"> <li>a) Wrap trunk and all exposed limbs of each tree with orange plastic fencing to a thickness of two inches.</li> <li>b) Strap 2-inch by 4-inch boards to the trunk and scaffold branches of each tree in locations where damage is most likely to occur.</li> <li>c) Extra trunk protection can be provided by strapping one to four straw bales (place on end) around the base of each tree.</li> </ul> <p>3. Root Protection.</p> <ul style="list-style-type: none"> <li>a) Allow the cement sidewalk to remain in place until the end of construction activity to provide the best root protection.</li> <li>b) If the cement sidewalk is removed, the treatment for all exposed areas within 15 feet of the base of each tree (surface roots and soils) must be protected with a 12-inch thick layer of wood chips, with a 1-1/8-inch piece of plywood placed on top of the wood chips.</li> <li>c) Excavation within 15 feet of the base of each tree is to be conducted under the supervision of a qualified arborist. Excavation within this area is to be conducted by hand digging or with the use of a tool referred to as the "air spade." This method of removing soils from around tree roots uses air pressure to minimize root damage. Generally</li> </ul>		

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	requires a compressor with the minimum capacity of 150 cubic feet per minute and requires pre-wetting of soil for best results.		
	<p>4. Pest Management Program. Health monitoring will determine if there are any serious problems with the London Plane trees. Potential problems include Powdery Mildew, anthracnose and sycamore scale. The presence of such pathogens and pests are an indication of low energy reserves (poor health). If pathogens or insects are found to be present at a damaging level, appropriate measures can be prescribed for control by the project arborist until the tree's natural resistance returns, subject to review by the City Arborist.</p> <p>Standard Condition I.4g: Implement the following recommended Coast Redwood Tree Preservation Guidelines, to the extent feasible and subject to review and approval by the City's Public Works Agency:</p>		
	<p>1. Maintain Fence. Maintain the existing chain-link fencing in place during construction activities, to the extent feasible.</p>	City of Oakland, CEDA, Building Services Division; Planning and Zoning Division; Public Works Agency, Tree Services	Throughout all demolition, grading and/or construction activities and ongoing.
	<p>2. Protect Main Stem. Protect vulnerable areas by securing two-inch by four-inch board to the main upright stem(s) of the trees where possible damage could occur.</p>		
	<p>3. Root Protection. Cover the bank and exposed roots with four layers of burlap or other acceptable material and an outer layer of geotextile fabric. The burlap is used to a depth of three feet. [Clarify.] Alternatively, protected tree roots with a 12-inch thick layer of wood chips, with either a metal plate or 1-1/8-inch piece of plywood placed on top of the wood chips at critical root areas. The project arborist should</p>		

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
	<p>direct placement of root protections.</p> <p>4. Construction Details. Develop and consider specific construction details that aim to limit the amount of tree roots that would be cut to accommodate construction. Specific details would address a) the location and spacing of soldier piles at the perimeter of the excavation area; and b) the design and placement of shoring relative to the soldier beams.</p> <p>5. Trenching. Consider trenching wide enough to allow for root inspection by the project arborist.</p> <p>6. Root Pruning. Consider additional cutting of the bank to allow root pruning by hand.</p> <p>7. Health Mitigation. Health mitigation treatments would be prescribed based on the site conditions and level of adverse impact suffered by the trees, but should be administered before adverse impacts occur. Possible treatments include the following mulching (to prevent soil compaction); installation of temporary water system where roots are lost; compost and compost tea; sugar-water solutions applied to cut roots; removal of existing asphalt to expand soil surface; soil and leaf tissue analysis prior to fertilizing; and regular health monitoring for insects, disease, and soil moisture conditions.</p>		

**M. Utilities and Service Systems**

<p>M.1: The project would not exceed water supplies available to serve the project from existing entitlements and resources, nor require or result in construction of water facilities or expansion of existing facilities, construction of which could cause significant environmental effects.</p>	<p>Standard condition: As feasible and applicable, the project sponsor shall implement the following water-efficient equipment and devices into building design and project plans, consistent with the Landscape Water Conservation section of the City of Oakland Municipal Code (Chapter 7, Article 10): low-, ultra-low, and dual flush flow</p>
--	---

**ATTACHMENT F**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR THE KAISER PERMANENTE PHASE 2 HOSPITAL PROJECT**

Environmental Impact	Mitigation Measures or Standard Conditions	Monitoring Responsibility	Implementation and Monitoring Timeline
<p>M.4: The project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs, and would not require or result in construction of landfill facilities or expansion of existing facilities, construction of which could cause significant environmental effects. Additionally, the project would not impede the ability of the City to meet the waste diversion requirements of the California Integrated Waste Management Act or the Alameda County Waste Reduction and Recycling Initiative or cause the City to violate other applicable federal, state, and local statutes and regulations related to solid waste.</p>	<p>toilets and showerheads; water efficient irrigation systems that include drip irrigation and efficient sprinkler heads; evapotranspiration (ET) irrigation controllers; drought-resistant and native plants for landscaping; and minimization of turf areas.</p> <p>Standard Condition M.4: The project sponsor shall prepare, and subjected to review and approval by the City, implement a Construction and Demolition Debris Waste Reduction and Recycling Plan (WRRP) to ensure diversion of at least 50 percent of the construction and demolition debris from each stage of project implementation as well as throughout operations of the project.</p>		