

EXHIBIT B

CEQA MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	CONDITION OF APPROVAL NOS.	RESULTING LEVEL OF SIGNIFICANCE ¹	MONITORING RESPONSIBILITY	MONITORING TIMEFRAME
A. Air Quality					
<p>A.1: Fugitive dust generated by construction activities, while temporary, would be substantial and would contribute to intermittent ambient respirable particulate concentrations that would violate state standards.</p>	<p>A.1a: The project sponsor shall implement a construction dust abatement program.</p> <ul style="list-style-type: none"> • Water all active construction areas at least twice daily, as required to control dust. Active construction areas would be considered to be those under excavation at a given time, storage piles, and internal roadways. Watering methods may include water trucks for roadways and hoses or sprinklers for storage piles and active excavation. • Cover trucks hauling soil, sand, and other loose materials offsite. • Pave, apply water three times daily, or apply nontoxic soil stabilizers on all unpaved access roads, parking areas, and construction staging areas as required to control dust. 	16	Significant and Unavoidable	City of Oakland Building Inspectors and/or Special Air Quality Monitor as set forth in the Dust Abatement Program.	During reclamation and construction.

¹ This column describes the Level of Significance resulting from the Project, together with imposition of all reasonably feasible mitigation measures. For purposes of this Mitigation Monitoring and Reporting Program, “*Mitigated to Less Than Significant*” means that, under Public Resources Code section 21081(a)(1) and CEQA Guidelines sections 15091(a)(1) and 15092(b)(2)(A), changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment. “*Mitigated to Less Than Significant (Other Agency)*” means that, under Public Resources Code section 21081(a)(2) and CEQA Guidelines section 15091(a)(2) and 15092(b)(2)(A), all or part of the mitigation measures are within the responsibility and jurisdiction of another public agency (including situations which require the cooperation of another public agency), and such changes either have been adopted by the other agency or can and should be adopted by such other agency. “*Significant and Unavoidable*” means that, under Public Resources Code section 21081(a)(3) and (b), and CEQA Guidelines sections 15091(a)(3), 15092(b)(2)(B) and 15093, no mitigation measures are available, or specific economic, legal, social, technological or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the EIR or elsewhere; these impacts are acceptable due to the overriding considerations referenced in Exhibit A to the staff report to which this Exhibit B is attached.

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	CONDITION OF APPROVAL NOS.	RESULTING LEVEL OF SIGNIFICANCE ¹	MONITORING RESPONSIBILITY	MONITORING TIMEFRAME
	<ul style="list-style-type: none"> • Sweep daily with water sweepers if visible soil material is carried onto adjacent public streets. • Hydroseed or apply nontoxic soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more). • Enclose, cover, water twice daily, or apply nontoxic soil stabilizers to exposed stockpiles (direct, sand, etc.), as required to control dust. • Limit traffic speeds on unpaved roads, including the EVA if unpaved, to 15 miles per hour. • Limit the area subject to excavation, grading, and other construction activity at any one time, where possible. • Install sandbags or other erosion control measures to prevent silt runoff to public roadways. • Replant vegetation in disturbed areas as quickly as possible. • Install wheel washers for all existing trucks or wash off the tires or tracks of all trucks and equipment leaving the site. • Install wind breaks, or plant trees/vegetative wind breaks at the predominant windward side of construction areas. 				

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	<ul style="list-style-type: none"> • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 miles per hour. • Monitor particulate concentrations at site fencelines during peak earthmoving activities to assess the adequacy of the frequency of the on-site watering program. This could be performed by the City or an independent consultant using a handheld particulate monitor capable of real time and time-averaged concentrations. Monitoring should be performed at the nearest fenceline in the downwind direction. If time-weighted averages exceed the 24-hour PM-10 standard, then increased watering frequency or other mitigation measures should be implemented. • Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent offsite transport of dust. Duties will include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons will be provided to BAAQMD prior to the start of construction. • The person designated to monitor the dust control program shall be fully qualified and shall be acceptable to the City and paid for by the project sponsor. The monitor shall inspect the site as required based on field observation, during periods of construction activity, with particular emphasis on times when the combination of construction activities, wind, and other relevant factors are likely to cause impacts 				

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<p>A.2: The project would result in increased emissions of criteria pollutants due to vehicular traffic to and from the project site as well as natural gas combustion, woodburning, consumer products, and lawn and garden equipment. The increase in emissions would exceed BAAQMD significance criteria for daily emissions of NO_x.</p>	<p>to be more severe.</p> <p>A special inspection deposit shall be required to ensure the project sponsor's compliance with the City approved construction dust abatement program. The amount of the deposit shall be determined by the Building Official and shall be submitted by the project sponsor concurrent with submittal of the construction dust abatement plan.</p> <p>A.2a: The project applicant shall reduce NOx emissions to no more than 80 pounds per day by reducing motor vehicle emissions. The project applicant will further reduce motor vehicle emissions by implementing one or more of the following BAAQMD mitigation measures for motor vehicle emissions.</p> <ul style="list-style-type: none"> • On-site transit facilities with amenities such as bus stops, benches, shelters, etc. (estimated trip reduction of effectiveness of 0.2 to 2 percent of all trips); • Providing shuttle service to a regional transit system (such as BART) and to employment centers, schools or shopping areas (estimated trip reduction effectiveness of 0.1 to 0.3 percent of all trips); • Providing bicycle paths or lanes (estimated trip reduction effectiveness of 0.1 to 2 percent of all trips); • Providing neighborhood serving shops (estimated trip reduction effectiveness of 1 to 4 percent of all trips); and • Providing electrical power in garages/driveways or on-site for electric vehicle charging and providing preferential parking for electric vehicles (estimated trip 	16	Mitigated to Less than Significant (Other Agency)	<p>Project applicant shall submit the final compliance plan to the Planning Director prior to the issuance of the first building permit, and will be reviewed and approved by the Planning Director concurrent with the issuance of the first building permit.</p> <p>Compliance will be monitored as each measure is implemented throughout the course of project build-out; final check prior to occupancy permit for the 350th unit.</p>	During course of project build-out.

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<p>reduction effectiveness of 0.5 to 1.5 percent of all trips).</p> <ul style="list-style-type: none"> The City shall work with AC Transit on ways to improve bus service to the project site and the surrounding developments. The City shall encourage the project sponsor to link the site's proposed trail system with the regional bicycle and trail networks. <p>A.3: Mobile emissions generated by project traffic would contribute to an increase in CO concentrations at intersections most affected by project traffic.</p>	<p>None required.</p>	Not Applicable	Less than Significant	Not Applicable	Not Applicable
<p>A.4: The proposed project, together with anticipated future development in the downtown area as well as the City of Oakland in general, could result in long-term traffic increases and would cumulatively increase regional air pollutant emissions.</p>	Implementation of Mitigation Measure A.2a.		Significant and Unavoidable	See Mitigation Measure A.2a	See Mitigation Measure A.2a
<p>B. Biological Resources</p> <p>B.1: Construction activities could result in the harm or direct mortality of Alameda whipsnakes .</p>	<p>B.1a: The project applicant shall ensure that construction-related impacts to individual Alameda whipsnakes are avoided through the development and implementation of a Special-Status Species Mitigation and Monitoring Plan.</p> <ul style="list-style-type: none"> A description of the species habitat requirements and movement patterns applicable to the project area; A procedure for conducting preconstruction surveys before the onset of either initial ground-disturbing activity or restoration of the disturbed slopes each day that these activities will occur. The plan shall require a qualified wildlife biologist to conduct pre-construction surveys by carefully probing 	17	Mitigated to Less than Significant (Other Agency)	City of Oakland Building Department and Planning Department, special biological monitors as set forth in the Plan and on-site project management personnel and other City Staff people as assigned	The Special Status Species Mitigation and Monitoring Plan shall be developed and approved before issuance of a grading permit; monitoring for compliance with the plan shall continue during reclamation and construction, as set forth in the Plan. Compliance with measures shall be checked at each phase of construction.

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	<p>and hand-excavating all burrows and rock outcrops in the construction footprint/Restored Slope Area that are shown as potential “low quality habitat.” In addition, the biologist will supervise the hand removal of all vegetation in the construction footprint. After the area has been searched for snakes, a barrier fence or “herp fence” will be installed between the areas of potential habitat and the construction zone, to ensure that any AWS do not stray into the area during the course of development. Specifically, the area along the northern portion of the Lower Development Area that will abut the Undeveloped Area will be fenced. The fence will be installed to prevent snake movement (if any are present) under or over the fencing;</p> <ul style="list-style-type: none"> • A protocol for the selection of qualified wildlife biologist² staff the project for the duration of construction; • Up to 3 full-time construction “monitors” will be on-site to perform regular inspections of potential AWS habitat and ensure that the “herp” exclusion fence is maintained appropriately. These monitors will also expedite species identification should construction personnel observe snake species within the development area. Construction monitors will be on-site during all times that grading is occurring in low potential habitat areas. After the grading is completed, monitors will make regular inspections on a weekly basis and as needed for specific work near potential habitat; 				

² The term “qualified wildlife biologist” as used in this document indicates a person with at least an undergraduate degree in wildlife biology or a related field, and either professionally certified as a wildlife biologist by The Wildlife Society, or working under the direct supervision of a certified wildlife biologist.

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B.2: Post-construction conditions at the project site could result in impacts to the Alameda whipsnake.	<ul style="list-style-type: none"> Worker education materials and procedures for informing construction crews about the potential presence of Alameda whipsnake, responsibilities of project personnel, and authority of the monitoring staff; and Clear direction and other procedures as required to (1) identify a potential threat to an individual Alameda whipsnake; and (2) eliminate threatening activities in the vicinity of the snake, including notification of the USFWS within 24 hours. Monitors shall have the authority to halt construction activities, but will not be allowed to relocate whipsnakes. <p>The project applicant shall develop and distribute educational materials for all new homeowners describing the sensitive natural resources of the site and urging control of domestic pets. The Covenants, Conditions & Restrictions (CC&R) will stipulate that there will be no feeding of feral cats. Signage will be installed along the perimeter of open space area at intervals of not more than 300 feet describing the open space as natural habitat to be protected and prohibiting destruction of vegetation, wheeled vehicles, and uncontrolled animals.</p>	17	Mitigated to Less than Significant	City of Oakland Planning Department	Draft of materials due for review prior to issuance of building permits for construction Phase B distribution of materials before issuance of certificates of occupancy for any unit.
B.3: The proposed project would remove 18.3 acres of potential low-quality habitat and create 37 acres of suitable habitat.	<p>B.3: As part of the project, 37 acres of suitable habitat will be created.</p> <p>In addition, Restored Slope areas and any undeveloped areas mapped as “Alameda Whipsnake Potential Habitat” in Figure IV.B-4 of the EIR will not be used for recreational trails and will be fenced with split-rail, post-and-cable or other symbolic fencing. Permanent signs will be placed at 100-foot intervals along the fence specifically excluding wheeled vehicles and off-leash dogs.</p>	17	Mitigated to Less than Significant	City of Oakland Building Department and Planning Department	A conservation easement protecting the approximately 70 acres of open space, which includes the 37 acres of newly created habitat shall be recorded with or concurrently to the recording of the last final map; other mitigation will be completed as part of trail construction.

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B.4: The proposed project's revegetation plan would maintain potentially suitable habitat for the Alameda whipsnake.	None required.	Not Applicable	Less than Significant	Not Applicable	Not Applicable
B.5: Construction activities could adversely affect nonlisted special-status nesting raptors and other nesting birds during the breeding season. Removal of trees and shrubs that provide nesting habitat for special-status birds could result in direct mortality of birds. Construction noise and human disturbance could cause nest abandonment, death of young, or loss of reproductive potential at active nests located near the project site.	B.5a: The project applicant shall ensure that construction activities avoid disturbing nests of raptors or other special-status birds through implementation of the Special-Status Species Mitigation and Monitoring Plan.	17	Mitigated to Less than Significant	See Mitigation Measure B.1a	See Mitigation Measure B.1a
B.6: Construction activities that accidentally or otherwise exceed the boundaries of the Lower Development Area, Campus Drive Area, Restored Slope Area, or revegetation areas within the Undeveloped Area have the potential to disturb or result in mortality of special-status plant species (if they are present).	B.6a: The project applicant shall confine construction activities to the Lower Development Area, Campus Drive Area, Restored Slope Area, and revegetation areas of the Undeveloped Area through fencing, markers, signs, or other means as approved prior to construction activity.	17	Mitigated to Less than Significant	City of Oakland Planning and Building Departments	During reclamation and construction, as set forth in the construction phasing and management plan.
B.7: The project would result in disturbance to, or direct mortality of, common wildlife species.	None required.	Not Applicable	Less than Significant	Not Applicable	Not Applicable
B.8: Removal of trees and other proposed construction activities during the breeding season could result in direct mortality of special-status bats. In addition, construction noise and human disturbance could	B.8a: The project applicant shall avoid disturbance to the roosts of special-status bats during the breeding season through the implementation of the Special-Status Species Mitigation and Monitoring Plan.	17	Mitigated to Less than Significant	See Mitigation Measure B.1a	See Mitigation Measure B.1a

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cause roost abandonment and death of young.	None required.	17, 18	Not Applicable	City of Oakland Planning Department	The Plan shall be submitted prior to issuance of a grading permit; revegetation shall be implemented during reclamation and construction and monitored annually after planting during the 5-year establishment period which may be extended until a 1:1 ratio is achieved or if the plan is not successful. (See Mitigation Measure B.10a)
<p>B.10: Project construction and grading activities, including those needed for the Altura EVA, would remove trees protected by Title 12, Chapter 12.36 of the City of Oakland's municipal code.</p>	<p>Implementation of Mitigation Measures B.10a, B.10b and B.10c, below.</p>	17, 18, 21	Mitigated to Less than Significant	See Mitigation Measures B.10a, B.10b and B.10c, below.	See Mitigation Measures B.10a, B.10b and B.10c, below.
	<p>B.10a: The project applicant shall implement a revegetation plan approved by the City and consistent with the City Tree Protection Ordinance. Implementation of this plan will mitigate for the removal of protected trees.</p>				See Mitigation Measure B.9
	<ul style="list-style-type: none"> • A diverse planting of coast live oak, valley oak, blue elderberry, California buckeye, and California bay; • Installation of trees from pot containers that are 4 inches wide by 14 inches long that are grown from propagules of local origin, collected from the project site and 				

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	<p>immediately adjacent areas;</p> <ul style="list-style-type: none"> • Replacement of protected trees either on-site in a planting regime that allows for post-planting mortality and assures an eventual replacement at a ratio of at least 1:1, or the substitution of an in lieu fee if replacement trees cannot be planted on-site due to site constraints, as indicated by the City Tree Protection Ordinance; • Installation of foliage protectors (cages and tree shelters) to protect the planted trees from wildlife browse; • Regular maintenance of the planted trees during a minimum five-year establishment period, after which time the native tree plantings are typically capable of survival and growth without supplemental irrigation, and weed control (maintenance during the plant establishment period will include irrigation, as needed, and weed control); • Annual monitoring one, two, three, and five years after installation by a qualified restoration ecologist/botanist.³ Plant survival shall be evaluated with field surveys. Individual trees shall be tagged during the first year of implementation, catalogued in a data base, and surveyed for survival, growth, and vigor. Monitoring reports will be prepared annually and submitted to the City of Oakland. If at any point during the five-year monitoring period, the mitigation plan is judged to have not been successful, the mitigation action shall be re-initiated, after modification as necessary, and monitored for a succeeding 	18			

³ The term “qualified botanist” as used in this document indicates a person with at least an undergraduate degree in botany, plant ecology, or a related field, and with a minimum of three years of professional field experience within the region or working under the direct supervision of a professional botanist with at least six years of field experience in the region.

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	five-year period; and				
	<ul style="list-style-type: none"> Additional revegetation measures consistent with the City Tree Protection Ordinance. 				
	<p>B.10b: The project applicant shall implement the landscape plan prepared by Bradanini & Associates and ensure the following standards are incorporated into the landscape plan.</p>	17, 19, 20, 21		City of Oakland Planning Director	<p>A master landscape plan shall be submitted prior to issuance of the first successive building permit; final detention plans consistent with the master landscape plan may be submitted thereafter. Implementation of the plan will be monitored during reclamation and construction and annually up to 3 years following planting. Landscape Maintenance Agreement also required to guarantee establishment.</p>
	<ul style="list-style-type: none"> The plantings must be comprised of a mix of oaks, cedars, poplars, and acacia. 				
	<ul style="list-style-type: none"> The trees must be planted from various sized containers, from 15-gallon cans to 24-inch boxes. Trees planted from smaller containers should be massed to form dense plant groupings that will more easily adapt to the site and that will facilitate natural root development. 				
	<ul style="list-style-type: none"> Plantings along major arterial roads should be large-scale trees, no smaller than 25 feet, and densely clustered with no fewer than one tree per 150 square feet of planting area. 				
	<ul style="list-style-type: none"> The plantings should be monitored by a qualified botanist for two years to assess the rate of survival and vigor. If there is a less than 95 percent survival rate, dead trees will be replaced with vigorous species. 				
	<ul style="list-style-type: none"> Native rocks and boulders from the quarry should be used to compliment the natural drainage features, landforms, and new plantings. 				
	<ul style="list-style-type: none"> Native and naturalized trees and shrubs such as oaks, toyon, manzanita, coyote brush, and redbuds planted within native grass and 				

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	<p>wildflowers ground plans should be planted.</p> <ul style="list-style-type: none"> • Planting must be installed in clusters between buildings, but no taller than 15 feet to preserve views from the buildings. • The fire department should be consulted about the proposed plantings to ensure they do not pose a fire hazard. • Plantings should be monitored by a qualified botanist for three years to assess the rate of survival and vigor. If there is a less than 85 percent survival rate, dead plants will be replaced with vigorous species. • Trees will be from a medium-scale plant palette, such as a flowering pear, cherry, crabapple, loquat, and laurel. • Trees should be no larger than 25 feet and no smaller than 12 feet. • Trees should be planted from 24-inch boxes where space permits and from 15-gallon containers in smaller spaces. • Plantings should be monitored by a qualified botanist for two years to assess the rate of survival and vigor. If there is a less than 95 percent survival rate, dead trees will be replaced with vigorous species. • Plants along the edge of the project site will be fast-growing evergreens from a Mediterranean plant palette, such as olive, carob, oleander, and acacia. • Plants should be planted in tight groupings of one tree per 100 square feet of planting 				

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	<p>area.</p> <ul style="list-style-type: none"> To encourage optimum adaptation to this area and facilitate natural root development, smaller plantings from containers of no greater than 15-gallon cans should be used. Plantings should be monitored by a qualified botanist for three years to assess the rate of survival and vigor. If there is a less than 85 percent survival rate, dead trees and shrubs will be replaced with vigorous species. <p>B.10c: The project applicant shall develop and implement a tree protection plan consistent with the City of Oakland Tree Protection Ordinance that will ensure construction-related impacts to protected trees outside of the construction area are avoided.</p> <ul style="list-style-type: none"> If proposed construction activities will encroach upon the dripline (approximately equal to the area covered by the tree's canopy) of a protected coast live oak tree, the following measures will be implemented for these trees: (1) a 4-foot-tall temporary fence will be placed around the dripline of the tree prior to beginning the work; (2) no grade changes will occur within the dripline of the tree, unless specifically indicated in the plans; (3) no trenching will be allowed within the dripline of the tree (if it is necessary to install underground utilities within the temporary fence, the utility trench will be hand-dug so as not to cut any roots over 2 inches in diameter, or a line may be bored or drilled); and (4) only dead, weakened, diseased, or dangerous branches will be removed, and only by a licensed arborist (any branches 2 inches in diameter or larger that must be cut will be cleanly cut 	17, 21		See Mitigation Measure B.10b	Prior to issuance of a grading permit, the applicant shall secure a tree removal permit; the tree protection plan shall be made a part of and implemented with the revegetation plan (see Mitigation Measure B.10b for further monitoring).

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	<p>with pruning rather than excavation equipment).</p> <ul style="list-style-type: none"> • Silt fences will be installed around the dripline of trees to be retained within the development envelope prior to any construction-related activities in order to prevent accidental damage. These fences will remain in place until all construction-related activities have ceased. • Initial grading and other construction activities around protected trees will be monitored by a qualified arborist (selected by the City) on a monthly basis or as necessary to ensure that trees are not damaged or removed unnecessarily. The results of the monitoring will be documented in writing. • A certified arborist will survey coast live oak and California bay trees for evidence of Sudden Oak Death Syndrome (SOD) prior to removal. If trees suspected of infection by the SOD pathogen are found on the project site, the Alameda County Agricultural Commissioner will be contacted for further action. Removal of oak trees will follow <i>Guidelines for Prevention of Spread of SOD</i> (http://www.suddenoakdeath.org/). These guidelines recommend either chipping tree material and spreading the chips on-site or burning slash material on-site. Wood chips should not be transported off site. Material too large to chip should be left in place to the greatest extent possible. If wood is removed from the property for disposal, it should be disposed of locally and not transported to an area that is free of the disease. 				

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	<ul style="list-style-type: none"> Tree removal will not occur during March through June without a bird survey to determine that the tree is unused during the breeding season by avian species that are protected under Fish and Game Codes 3503, 3503.5, and 3511. Adherence to this mitigation measure would reduce the impacts to protected bird species to a less-than-significant level. 				
C. Cultural Resources					
C.1: Excavation at the proposed project site and Altura EVA could unearth and damage important paleontological resources.	C.1a: If a paleontological resource is unearthed at the project site or along Altura Place, either during excavation or construction activities, the project sponsor shall halt all excavation and/or construction activities within a 25-foot radius of the find. A qualified cultural resource consultant or archaeologist shall evaluate the potential resource, as well as assess the significance of the find if the resource is found to be significant under the criteria set forth in Section 15064.5 of the CEQA Guidelines. The project sponsor shall not alter any of the uncovered materials or their context. If the City determines that avoidance is not feasible, a qualified cultural resource consultant shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important. The plan shall be prepared in accordance with provisions of Public Resources Code Section 21083.2 and shall be submitted to the City for review and approval.	15, 41	Mitigated to Less than Significant	City of Oakland Planning and Building Departments	During reclamation and construction as part of construction phasing and management plan.
C.2: The proposed project could result in discovery of and/or inadvertent damage to Native American cultural resources.	Implementation of Mitigation Measures C.2a and C.2b, below.		Mitigated to Less than Significant (Other Agency)	See Mitigation Measures C.2a and C.2b, below.	See Mitigation Measures C.2a and C.2b, below.
	C.2a: If a potential Native American cultural resource is discovered at the project site or along Altura Place, either during excavation or	15, 41		City of Oakland with recommendation	During reclamation and construction.

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	<p>construction activities, the project sponsor shall immediately halt all excavation and/or construction activities within 25 feet of the find. The City of Oakland shall also require that a qualified archaeologist evaluate the find, assess the significance of the find, and recommend appropriate actions. Potential Native American resources include, but are not limited to, obsidian and chert flakes and chipped stone tools, arrowheads, ornaments, pottery fragments, grinding and mashing implements (such as slabs and handstones, and mortars and pestles), and locally darkened midden soils containing some of the previously listed items plus fragments of bone or fire-affected stones. Potential actions include, but are not limited to, significance evaluation, collection, recordation, and analysis. The City of Oakland will assure implementation of appropriate mitigation measures recommended by the cultural resource consultant.</p>	15, 41	Mitigated to Less than Significant	by a cultural resource consultant	During reclamation and construction; please refer to C.1a for detainment and monitoring.
<p>C.3: Development proposed as part of the project could unearth and damage an important archaeological resource.</p>	<p>C.3a: In the event an archaeological resource is unearthed, either during excavation or construction activities, the project sponsor shall immediately halt all excavation and/or construction activities within 25 feet of the find. A qualified archaeologist shall evaluate the find, assess the significance of the find, and recommend actions. Potential archaeological resources include, but are not limited to,</p>	15, 41	Mitigated to Less than Significant	City of Oakland	During reclamation and construction.

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<p>structural remains or portions of foundations (bricks, cobbles/boulders, stacked field stone, postholes, etc.); trash pits, privies, wells, and associated artifacts; and isolated artifacts, including glass bottles, manufactured wood items, etc. The City of Oakland will assure implementation of recommendations made by the archaeologist.</p> <p>C.4: The proposed project would be located adjacent to or near historic buildings, as defined by the Oakland General Plan Historic Preservation Element and/or by the CEQA Guidelines.</p>	<p>None required.</p>	<p>Not Applicable</p>	<p>Less than Significant</p>	<p>Not Applicable</p>	<p>Not Applicable</p>
<p>D. Geology, Seismicity, and Mineral Resources</p>					
<p>D.1: In the event of a major earthquake, especially on the Hayward fault, shear zones or other areas on or near the proposed project site could be susceptible to minor, sympathetic rupture due to excessive seismic ground motion. Such an event could expose people and property to the hazards associated with lateral and/or vertical ground offset.</p>	<p>D.1a: The site-specific, design-level geotechnical investigation, which is typical for any residential development and required as part of this project, shall include recommendations for structural design parameters for residential foundations that are sufficient to resist sympathetic movement within shear zones on the project site. For those planned structures underlain by thin, engineered fill or bedrock, the geotechnical engineer shall identify appropriate structural mitigation and incorporate the mitigation into the final design-level geotechnical recommendations. The final recommendations shall comply with UBC design standards and be approved by the City of Oakland Building Services Division. Once approved, these recommendations shall become part of the project and be incorporated into the final design.</p>	<p>22</p>	<p>Mitigated to Less than Significant</p>	<p>City of Oakland, Building Services Division and Planning Department</p>	<p>Before issuance of the first building permit.</p>
<p>D.2: In the event of a major earthquake in the region, seismic ground shaking could potentially</p>	<p>D.2a: The site-specific, design-level geotechnical investigation, which is typical for any residential development and required as part</p>	<p>22</p>	<p>Mitigated to Less than Significant</p>	<p>City of Oakland, Building Services</p>	<p>Before issuance of the first building permit.</p>

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injure people and cause collapse or structural damage to existing and proposed structures. Ground shaking could potentially expose people and property to seismic-related hazards, including liquefaction and earthquake-induced settlement.	of this project, shall include an analysis of expected ground motions along the Hayward fault. This analysis shall be in accordance with the 1997 UBC, which requires structural design that incorporates ground accelerations expected from known active faults. Expected ground motions determined by a registered geotechnical engineer shall be incorporated into the final structural design as part of the project. The final seismic considerations for the site shall be submitted to and approved by the City of Oakland Building Services Division.			Division	
D.3: Development at the project site could subject people and property to slope instability hazards, including landslides, debris flows, and rockfalls caused by seismic and nonseismic mechanisms.	See Measures D.3a, D.3b, D.3c and D.3d, below.		Mitigated to Less than Significant	See Mitigation Measures D.3a, D.3b, D.3c and D.3d, below.	See Mitigation Measures D.3a, D.3b, D.3c and D.3d, below.
	D.3a: During slope cut-and-fill operations, especially on the high slope in the Restored Slope Area where landslide materials have been identified, incompetent bedrock materials or landslide debris exposed in the design cut slope shall be completely removed and replaced with drained, engineered fill. Inspection of these materials shall be completed by a registered civil or geotechnical engineer or certified engineering geologist with knowledge of the Leona Quarry geology and past landslide conditions. Upon identification of incompetent materials, the engineer or geologist shall oversee the removal of the suspected material and placement of the drained, engineered fill.	22		City of Oakland, Building Services Division, Public Works Agency and Planning Department	Prior to the issuance of the grading permit.
	D.3b: In the Undeveloped Area, residential or commercial buildings shall not be sited between the street and the edge of the sloped area. To avoid potential debris flow or rockfall, or other unstable slope condition, residential and commercial building shall be placed on the	22		City of Oakland, Building Services Division and Planning Department	Final building and site plans shall incorporate recommendations and requirements pertaining to slope stabilization measure; implementation

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	CONDITION OF APPROVAL NOS.	RESULTING LEVEL OF SIGNIFICANCE ¹	MONITORING RESPONSIBILITY	MONITORING TIMEFRAME
	opposite side of the street, away from slopes of the western portion of the Undeveloped Area.				during construction Phase A; review and approved by qualified geotechnical engineer hired by the City.
	D.3c: In order to reduce potential slope instability hazards, the applicant shall implement measures to improve slope stability and reduce the potential for rockfall hazards in areas of the proposed site with unstable slope conditions. These measures could include but are not limited to the construction of debris fences, diversion walls, drainage/debris catchment benches fence barriers at the base of slopes, installation of rock bolts (or equivalent technology) within the slope face, or mechanical removal of unstable or potentially unstable rock masses in the disturbed, Undeveloped Area on the slope above “B” Street (also referred to as “H” Street (see Chapter III of the DEIR)), as recommended in the Final Grading and Geotechnical Report.	22		See Mitigation Measure D.3	Before the issuance of a grading permit and during reclamation.
	D.3d: Geotechnical engineer recommendations regarding the investigation, mitigation, and reduction of earthquake-induced landslide hazards shall be prepared in accordance with <i>California Division of Mines and Geology Guidelines for Evaluating and Mitigating Seismic Hazards</i> (CDMG Special Publication 117, 1997).	22			Before the issuance of a grading permit and during reclamation.
D.4: Development at the project site could be subjected to settlement, differential settlement, and related geologic hazards.	D.4a: The applicant shall incorporate into the project grading plan and construction specifications the recommendations provided by the project geotechnical engineer regarding settlement, presented in Berloger’s May, 2003 report, as amended.	22	Mitigated to Less than Significant		Before the issuance of a grading permit and during reclamation and construction.
	<ul style="list-style-type: none"> All fill materials on the project site, with the exception of the fill material in the lower 				

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	CONDITION OF APPROVAL NOS.	RESULTING LEVEL OF SIGNIFICANCE ¹	MONITORING RESPONSIBILITY	MONITORING TIMEFRAME
<p>D.5: Soil erosion of exposed cut or fill slopes, native slopes with removed vegetation, and soil stockpiles could result in damage to structures and temporary disruption to rough and final grading operations and construction as well as exacerbate the potential for landslide or debris flow.</p>	<p>portion of the Lower Development Area, shall be removed and replaced as engineered fill. Fill in the lower portion of the Lower Development Area can remain in its current condition because of its compacted state.</p> <ul style="list-style-type: none"> • Given the configuration of the proposed grading, it is recommended that the lower portion of the Lower Development Area be filled to design grade and settlement plates installed to monitor the settlement of the existing fill from the increased loading of the proposed fill. • Settlement plates shall be surveyed on a bimonthly basis (every two weeks) for the first three months and then monthly thereafter for the following 18 months. • Construction of buildings shall proceed once settlement plate readings indicate that the rate of settlement has decreased to a level that structures can tolerate. • New fill shall be compacted to a minimum of 98 percent relative compaction where placed more than 90 feet below finished grade; 95 percent relative compaction where placed up 40 feet below finished grade and 90 percent relative compaction where placed above 40 feet to finished grade. <p>D.5a: The project applicant shall incorporate into the grading and construction specifications provisions requiring that all phases of construction implement best management practices (BMPs) to reduce and eliminate soil erosion. The contractor shall implement these BMPs, and the contractor shall be responsible for the inspection and maintenance of the BMPs through all phases of construction.</p>	22, 41	Mitigated to Less than Significant	City of Oakland Building Services Division, on-site inspectors and monitors	Before the issuance of a grading permit and during reclamation and construction.

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D.6: Shallow groundwater levels on the project site and the proposed detention basin could alter groundwater flow patterns, cause groundwater mounding, increase groundwater flow gradients, and ultimately result in increased groundwater seepage rates downgradient of the project site.	Implementation of Mitigation Measures D.6a and D.6b, below.	23	Mitigated to Less than Significant	See Mitigation Measures D.6a and D.6b, below.	See Mitigation Measures D.6a and D.6b, below.
	D.6a: The applicant shall incorporate the geotechnical recommendation for 10-foot-deep, trenched subdrains in areas where groundwater would be shallow and potentially seep to the surface after final grading (i.e., the southeast corner of the Lower Development Area). As recommended, the subdrains would be installed along the inboard edges of “I,” “J,” and “K” Streets.	23		City of Oakland Building Services Division	The geotechnical recommendations shall be incorporated into the final grading and construction specifications; prior to issuance of a grading plan or the first building permit; further monitoring thereafter during reclamation.
D.7: Development of a residential community at the Leona Quarry site would permanently restrict the ability to quarry the Leona Rhyolite aggregate source, which is considered of prime importance because it is a known economic mineral deposit.	None required.	Not Applicable	Less than Significant	Not Applicable	Not Applicable
D.8: Development of a residential community at the Leona Quarry site could result in exposing sulfur-bearing mineral ores to oxygen and water, potentially causing stormwater runoff quality issues.	None required.	Not Applicable	Less than Significant	Not Applicable	Not Applicable
E. Hazards and Hazardous Materials					
E.1: Naturally occurring levels of metals such as arsenic in soil could	None required.	Not	Less than	Not Applicable	Not Applicable

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	CONDITION OF APPROVAL NOS.	RESULTING LEVEL OF SIGNIFICANCE ¹	MONITORING RESPONSIBILITY	MONITORING TIMEFRAME
expose construction workers or future residents to hazards.		Applicable	Significant		
E.2: Hazardous materials used on-site during construction activities (i.e., petroleum products) could be spilled through improper handling or storage.	None required.	Not Applicable	Less than Significant	Not Applicable	Not Applicable
E.3: Development at the project site would expose future residents to hazards associated with wildland fires.	E.3a: The project sponsor shall follow the policies and guidelines set forth in the Oakland Municipal Code and the Vegetation Management Almanac for the East Bay Hills (prepared by the Hills Emergency Forum, 2001) to minimize the use of highly flammable building materials and landscaping.	18, 19	Mitigated to Less than Significant	See Mitigation Measures B.9, B.10a, B.10b and B.10c.	During construction and implementation of the revegetation plan and landscape plan. (See Mitigation Measures B.9, B.10a, B.10b and B.10c.)
F. Hydrology and Water Quality					
F.1: Development of the project site could create localized flooding and contribute to a cumulative flooding downstream.	Implementation of Mitigation Measures F.1a and F.1b, or Alternate Mitigation Measure F.1a, and Alternate Mitigation Measure F.1b: Mitigation Measure F.1a: The Project sponsor shall be required to construct a stormwater management system, that includes a detention basin and outlet works capable of maintaining peak flows from the 24-hour, 25-year design storm at or below pre-project levels, and that will not fail structurally during a 100-year storm, as determined using the parameters resulting from the consensus process discussed in the SEIR. The basin shall be lined with an impermeable material to minimize leakage and contribution to local groundwater flow. A surface drainage swale shall be constructed along the base of the western-most external berm slope of the detention basin to capture surface water runoff from the berm and convey it to appropriate stormwater outlets. The stormwater management system reviewed in the SEIR, with the 15.6 acre-foot lower detention		Mitigated to Less than Significant	City of Oakland Public Works Agency and Building Services Division	Prior to issuance of any building permits for Phase I..

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	CONDITION OF APPROVAL NOS.	RESULTING LEVEL OF SIGNIFICANCE ¹	MONITORING RESPONSIBILITY	MONITORING TIMEFRAME
	<p>basin, meets these performance standards.</p> <p>Mitigation Measure F.1b: The Project sponsor shall modify the existing Ridgemont Sub-watershed pond (Pond 4). Improvements to the pond outflow structure shall include the following elements (or design elements that achieve an equivalent discharge rating curve using the parameters resulting from the consensus process discussed in this SEIR equivalent to that achieved by the following elements): replacing the existing 30-inch outlet pipe with a 42-inch outlet pipe, adding a single drop box with one rectangular orifice, and construction an emergency spillway. The perimeter of the drop box would be comparable to a 36-inch rise and the rectangular orifice would be 2.75 feet by 2.0 feet in size. The replacement of the outlet pipe shall be consistent with standard engineering practice. A geotechnical evaluation of the existing detention basin levees and proposed modifications shall be completed to assess the overall integrity of the pond and recommendations from the evaluation shall become part of the Project design and be implemented as directed by a registered geotechnical engineer.</p> <p>Alternate Mitigation Measure F.1a: The Project sponsor shall be required to construct a stormwater management system, that includes a detention basin and outlet works capable of maintaining peak flows from the 24-hour, 25-year design storm at or below pre-project levels, and that will not fail structurally during a 100-year storm, as determined using the parameters resulting from the consensus process discussed in the SEIR. The basin shall be lined with an impermeable material to minimize leakage and contribution to local groundwater flow. A surface drainage swale shall be constructed along the base of the western-most external</p>				

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	CONDITION OF APPROVAL NOS.	RESULTING LEVEL OF SIGNIFICANCE ¹	MONITORING RESPONSIBILITY	MONITORING TIMEFRAME
<p>F.2: Construction activities could result in soil erosion and increase levels of suspended sediments and contaminants in stormwater flows, resulting in adverse impacts to downstream water quality.</p>	<p>berm slope of the detention basin to capture surface water runoff from the berm and convey it to appropriate stormwater outlets. The stormwater management system reviewed in the SEIR, with a single basin with 20.5 acre-feet of detention capacity, meets these performance standards.</p>	23	Mitigated to Less than Significant (Other Agency)	See Mitigation Measures F.2a and F.2b, below.	See Mitigation Measures F.2a and F.2b, below.
	<p>Alternate Mitigation Measure F.1b: The Project sponsor shall modify the existing Ridgemont Sub-watershed pond (Pond 4) by installing a 42” flow-through pipe system to minimize the detention capabilities of that existing pond.</p>				
	<p>F.2a: The project applicant shall comply with all National Pollutant Discharge Elimination System (NPDES) requirements, including the preparation of a SWPPP prior to construction activities, as required by the State Water Resource Control Board’s (SWRCB) General Permit for Construction Activities. Implementation of the plan starts with the commencement of construction and continues through the completion of the project. Upon completion of the project, the sponsor must submit a Notice of Termination to the SWRCB to indicate that construction is completed. The SWPPP shall include at a minimum:</p> <ul style="list-style-type: none"> Excavation and grading activities will be scheduled for the dry season only (April 15 to October 15), to the extent possible. This will reduce the chance of severe erosion from intense rainfall and surface runoff, as 	23, 41		SWRCB and Building Services Division along with Public Works Agency	Prior to issuance of a grading permit.

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	CONDITION OF APPROVAL NOS.	RESULTING LEVEL OF SIGNIFICANCE ¹	MONITORING RESPONSIBILITY	MONITORING TIMEFRAME
	<p>well as the potential for soil saturation in swale areas.</p> <ul style="list-style-type: none"> • If excavation occurs during the rainy season, storm runoff from the construction area will be regulated through a stormwater management/erosion control plan that may include temporary on-site silt traps and/or basins with multiple discharge points to natural drainages and energy dissipaters. Stockpiles of loose material will be covered and runoff diverted away from exposed soil material. If work is stopped due to rain, a positive grading away from slopes will be provided to carry the surface runoff to areas where flow can be controlled, such as the temporary silt basins. Sediment basin/traps will be located and operated to minimize the amount of offsite sediment transport. Any trapped sediment will be removed from the basin or trap and placed at a suitable location on-site, away from concentrated flows, or removed to an approved disposal site. • Temporary erosion control measures will be provided until perennial revegetation or landscaping is established and can minimize discharge of sediment into nearby waterways. For construction within 500 feet of a water body, straw bales will be placed upstream adjacent to the water body. • After completion of grading, erosion protection will be provided on all cut-and-fill slopes. Revegetation will be facilitated by mulching, hydroseeding, or other methods and should be initiated as soon as possible after completion of grading and prior to the onset of the rainy season (by November 1). • Permanent revegetation/landscaping will 				

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	CONDITION OF APPROVAL NOS.	RESULTING LEVEL OF SIGNIFICANCE ¹	MONITORING RESPONSIBILITY	MONITORING TIMEFRAME
	<p>emphasize drought-tolerant perennial ground coverings, shrubs, and trees to improve the probability of slope and soil stabilization without adverse impacts to slope stability due to irrigation infiltration and long-term root development.</p> <ul style="list-style-type: none"> BMPs selected and implemented for the project will be in place and operational prior to the onset of major earthwork on the site. The construction phase facilities will be maintained regularly and cleared of accumulated sediment as necessary. Hazardous materials such as fuels and solvents used on the construction sites will be stored in covered containers and protected from rainfall, runoff, and vandalism. A stockpile of spill cleanup materials will be readily available at all construction sites. Employees will be trained in spill prevention and cleanup, and individuals will be designated as responsible for prevention and cleanup activities. <p>F.2b: In addition to NPDES requirements, the project applicant shall also be required to comply with all City of Oakland rules and regulations.</p>	23, 41	.	See Mitigation Measure F.2a	See Mitigation Measure F.2a
<p>F.3: Construction dewatering could result in discharge of sediment-laden groundwater or impacts to local groundwater gradients and flow.</p>	<p>F.3a: The project sponsor shall comply with all applicable regulatory agency requirements set forth by the City of Oakland Public Works, San Francisco Bay RWQCB, or EBMUD regarding disposal of groundwater generated during site dewatering activities. Prior to discharge, the applicant will be required to obtain a discharge permit from ACFC or the RWQCB. In addition, these agency requirements will be incorporated into a construction dewatering plan that will provide contractors and future site operators</p>	23	Mitigated to Less than Significant (Other Agency)	RWQCB, EBMUD, ACFC, City of Oakland Public Works Agency, on-site inspectors and Building Services Division.	During reclamation and construction.

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	CONDITION OF APPROVAL NOS.	RESULTING LEVEL OF SIGNIFICANCE ¹	MONITORING RESPONSIBILITY	MONITORING TIMEFRAME
<p>F.4: Upon completion of construction activities, the proposed project could result in a long-term increase in stormwater runoff contaminant levels, degrading downstream receiving water quality.</p>	<p>with guidance on groundwater and surface water disposal during construction activities. The dewatering plan shall become part of the project.</p>	23	<p>Mitigated to Less than Significant (Other Agency)</p>	<p>See Mitigation Measures F.4a and F.4b, below.</p>	<p>See Mitigation Measures F.4a and F.4b, below.</p>
	<p>F.4a: To comply with provisions of the Clean Water Act, the project shall incorporate BMPs, including preparation of a stormwater discharge plan to minimize stormwater runoff and associated offsite migration of stormwater pollutants.</p> <ul style="list-style-type: none"> • Grass strips, high-infiltration substrates, and grassy swales will be used where feasible throughout the development to reduce runoff and provide initial stormwater treatment. • Roof drains will drain to natural surfaces or swales where feasible to avoid excessive concentration and channelization of stormwater. • Permanent energy dissipaters will be included for drainage outlets. • The water quality detention basins will be designed to provide effective water quality control measures, including the following: <ul style="list-style-type: none"> - Maximize detention time for settling of fine particles, within basin draw down requirements as set by the ACFC or City of Oakland. - Establish maintenance schedules for 	23			

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	CONDITION OF APPROVAL NOS.	RESULTING LEVEL OF SIGNIFICANCE ¹	MONITORING RESPONSIBILITY	MONITORING TIMEFRAME
<p>F.5: Increased sediment and pollutant loads from site development in surface runoff and storm water could decrease habitat quality for central California coastal steelhead and winter-run Chinook salmon in drainage courses downstream from the project site and in the San Francisco Bay.</p>	<p>periodic removal of sedimentation, excessive vegetation, and debris that may clog basin inlets and outlets.</p>	23		<p>City of Oakland Building Services and Public Works Agency</p>	<p>See Mitigation Measure F.4a</p>
	<p>F.4b: The project sponsor shall develop and implement a vegetation control and/or fertilizer management plan for the landscape areas, with the goal of reducing potential discharge of such chemicals to local waterways.</p>	22, 23	<p>Mitigated to Less than Significant (Other Agency)</p>	<p>RWQCB</p>	<p>See Mitigation Measure F.4a</p>
	<p>F.5a: The project sponsor shall prepare and implement a SWPPP for the project as required by the San Francisco Bay RWQCB under its NPDES General Permit. The SWPPP will be updated as needed to reflect changes in the project design and site conditions.</p> <ul style="list-style-type: none"> • Berms will be constructed in the project area with sediment catchment basins in depressions and stormwater collection areas in the construction zone, using hay bales or other structures suitable to minimize sediment from being transported and deposited outside of the construction zone. Catchment basins and berms will be incorporated into the final project design. • The SWPPP will outline interim and permanent stabilization practices, including a schedule for implementation; to ensure that disturbed portions of the project site are stabilized as quickly as practicable. • The use of sediment control basins, sediment traps, silt fences, vegetative buffer strips, or equivalent control measures will be taken to rescue sediment and pollutant loads into sensitive riparian and wetland habitats. 				

G. Land Use, Plans, and Policies

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No impacts or mitigation measures.					
H. Noise					
H.1: Construction activities would intermittently and temporarily generate noise levels above existing ambient levels in the project vicinity.	Implementation of Mitigation Measures H.1a, H.1b and H.1c, below.		Significant and Unavoidable	City of Oakland Building Services and Planning Division and Police Department	Measures incorporated into the construction phasing and management plan; monitored for compliance during reclamation and construction.
	H.1a: The project sponsor shall ensure that standard construction activities be limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday. No construction activities shall be allowed on weekends, until the buildings are enclosed, without prior authorization of the Building Services and Planning Divisions of the Community and Economic Development Agency.	41		See Mitigation Measure H.1	See Mitigation Measure H.1
	H.1b: To reduce daytime noise impacts due to construction, the City shall require construction contractors to implement the following measures:	41		See Mitigation Measure H.1	See Mitigation Measure H.1
	<ul style="list-style-type: none"> • Signs will be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and a day and evening contact number for the City in the event of problems. 				
	<ul style="list-style-type: none"> • An on-site complaint and enforcement manager will be posted to respond to and track complaints. 				Prior to issuance of the first building permit and on-going throughout the course of construction.
	<ul style="list-style-type: none"> • A preconstruction meeting will be held with the job inspectors and the general contractor/on-site project manager to confirm 				Prior to issuance of the first building permit for each phase of

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	CONDITION OF APPROVAL NOS.	RESULTING LEVEL OF SIGNIFICANCE ¹	MONITORING RESPONSIBILITY	MONITORING TIMEFRAME
	<p>that noise mitigation and practices are completed prior to the issuance of a building permit (including construction hours, neighborhood notification, posted signs, etc.).</p> <ul style="list-style-type: none"> <li data-bbox="548 440 1052 634">• Equipment and trucks used for project construction will 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 data-bbox="548 672 1062 1127">• Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction will 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 will be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves will be used, where feasible, which could achieve a reduction of 5 dBA. Quieter procedures will be used, such as drills rather than impact equipment, whenever feasible. <li data-bbox="548 1164 1047 1326">• Stationary noise sources will be located as far from sensitive receptors as possible and will be muffled and enclosed within temporary sheds, or insulation barriers or other measures will be incorporated to the extent feasible. <li data-bbox="548 1364 1047 1476">• For noise over 90 dBA, a third-party peer review, paid for by the applicant, shall be required to assist the City in evaluating the feasibility and effectiveness of a noise 				<p>construction as set forth in Condition of Approval No 13.</p> <p>During construction as established in Mitigation Measure H.1, on-going until construction completed.</p> <p>Plan submitted for review and approval prior to issuance of the grading</p>

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	CONDITION OF APPROVAL NOS.	RESULTING LEVEL OF SIGNIFICANCE ¹	MONITORING RESPONSIBILITY	MONITORING TIMEFRAME
	<p>reduction plan submitted by the applicant.</p> <ul style="list-style-type: none"> For noise over 90 dBA, a special inspection deposit is required to ensure compliance with the noise reduction plan. The amount of deposit shall be determined by the Building Official and the deposit shall be submitted by the project sponsor concurrent with submittal of the noise reduction plan. 			City of Oakland Building Services Division	<p>permit.</p> <p>Prior to issuance of the grading permit, plan implementation and monitoring on-going as required throughout the course of construction.</p>
	<p>H.1c: If subterranean blasting were to occur at the project site, the project applicant shall prepare an operational control and detonation plan. The plan shall be submitted to the City for review and approval prior to the issuance of grading permits. The plan shall include the following: (1) be prepared by a licensed geophysicist; (2) assure that ground acceleration will not effect neighboring structures; (3) monitor such ground acceleration with a minimum of three seismographs; and (4) designate hours of blasting and techniques to reduce noise levels to the extent feasible. Such techniques may include the use of non-electric caps and covering of shots with fill material or blankets. The blasting contractor shall notify building occupants within 500 feet of the project site of the blasting schedule at least one week in advance.</p> <p>The construction specifications for the project shall incorporate standards for vibration thresholds published by the U.S. Bureau of Mines or Caltrans to avoid significant impacts to humans and structures. The construction specifications will require monitoring of vibration during detonation events, which will then be compared to the adopted standards. Monitored exceedance of the standards would result in suspension of detonations and an adjustment in design of subsequent blasts.</p>	41		City of Oakland Building Services Division, Planning Department and Police Department	<p>Prior to the onset of subterranean blasting; the plan shall be submitted to the City for review and approval. Compliance shall be monitored throughout the period of subterranean blasting during reclamation and construction.</p>

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H.2: Project-related traffic would generate noise that would affect nearby sensitive receptors.	None required.	Not Applicable	Less than Significant	Not Applicable	Not Applicable
H.3: The project would expose persons to noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	None required.	Not Applicable	Less than Significant	Not Applicable	Not Applicable
H.4: The proposed project, together with anticipated future development in Oakland, could result in long-term traffic increases and could cumulatively increase noise levels.	None required.	Not Applicable	Less than Significant	Not Applicable	Not Applicable
I. Population and Housing					
I.1: The proposed project would result in an increase in the residential population of the South Hills Planning Area, the City of Oakland, and Alameda County.	None required.	Not Applicable	Less than Significant	Not Applicable	Not Applicable
I.2: When considered with other development in the area, including development proposed for the Oak Knoll Naval Medical Center site, the project would cumulatively increase the population in the vicinity of the project site.	None required.	Not Applicable	Less than Significant	Not Applicable	Not Applicable
J. Public Services					
J.1: The proposed project could result in an increase in calls for police protection services.	None required.	Not Applicable	Less than Significant	Not Applicable	Not Applicable
J.2: The proposed project would increase the number of calls for fire	None required.	Not	Less than	Not Applicable	Not Applicable

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	CONDITION OF APPROVAL NOS.	RESULTING LEVEL OF SIGNIFICANCE ¹	MONITORING RESPONSIBILITY	MONITORING TIMEFRAME
protection services and emergency medical assistance.		Applicable	Significant		
J.3: The proposed project would result in new students for local schools.	None required.	Not Applicable	Less than Significant	Not Applicable	Not Applicable
J.4: Development proposed as part of the project would increase the demand for library services.	None required.	Not Applicable	Less than Significant	Not Applicable	Not Applicable
J.5: Development proposed as part of the project could increase the demand for parks and recreational facilities.	None required.	Not Applicable	Less than Significant	Not Applicable	Not Applicable
J.6: Development proposed as part of the project, when combined with development proposed at the former Oak Knoll Naval Medical Hospital, would result in cumulative impacts to Oakland's public schools.	None required.	Not Applicable	Less than Significant	Not Applicable	Not Applicable
K. Transportation, Circulation, and Parking					
K.1: Traffic generated by Phase 1 of the project would affect traffic levels of service at local intersections in the project vicinity in 2005.	None required.	Not Applicable	Less than Significant	Not Applicable	Not Applicable

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	CONDITION OF APPROVAL NOS.	RESULTING LEVEL OF SIGNIFICANCE ¹	MONITORING RESPONSIBILITY	MONITORING TIMEFRAME
<p>K.2: Traffic generated by the project (under full buildout) would affect traffic levels of service at local intersections in the project vicinity in 2020.</p>	<p>Implementation of Mitigation Measures K.2a, K.2b, K.2c, K.2d, K.2e, K.2f, K.2g, K.2h, and K.2i.</p> <p>Note: Mitigation Measures K.2d, K.2e, K.2g, K.2h and K.2i include the following:</p> <p>The City shall use its best, good faith efforts, to prepare and implement a Traffic Improvement Program (“TIP”) and a Traffic Improvement Fee (“TIF”) for the Edwards Avenue Corridor, which may include the improvements listed below. If the City has adopted a TIP and TIF prior to the issuance of a building permit for the 351st unit excluding the Gateway Senior Residential and Lots 1-19 (the “Trigger Date”), the Project Applicant shall pay a fair share of the cost for the following traffic improvements in the amounts set forth in Attachment A to these Conditions of Approval. If the TIP and TIF have not been implemented as of the Trigger Date and other future projects that cumulatively trigger the need for the traffic improvements listed below have been approved, then the Project Applicant shall provide an acceptably rated bond or other security satisfactory to the City Attorney to ensure funding of the entire cost of such traffic improvements, subject to an agreement with the City to reimburse the Project Applicant with funds raised from these future projects for amounts in excess of the Project’s fair share. If as of the Trigger Date a TIP and TIF have not been adopted and the Project Applicant does not agree that the other approved projects have triggered cumulatively the need for such improvements, the Project Applicant may request that the City conduct a traffic study to determine whether the traffic improvements listed below are required. The Project Applicant shall pay for the cost of the traffic study, as established by the City with regard to scope of work and selection of a qualified traffic</p>	25, 26	<p>Mitigated to Less than Significant (Other Agency); However K.2d, K.2e, K.2g, K.2h and K.2i are Significant and Unavoid-able if no TIP/ TIF and no reimbursement so project is simply funding its fair share.</p>	<p>See Mitigation Measures K.2a, K.2b, K.2c, K.2d, K.2e, K.2f, K.2g, K.2h, and K.2i.</p>	<p>See Mitigation Measures K.2a, K.2b, K.2c, K.2d, K.2e, K.2f, K.2g, K.2h, and K.2i.</p>

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	CONDITION OF APPROVAL NOS.	RESULTING LEVEL OF SIGNIFICANCE ¹	MONITORING RESPONSIBILITY	MONITORING TIMEFRAME
<p>K.2a: Addition of project-generated traffic at the modified unsignalized intersection of <i>Edwards Avenue / I-580 westbound on-ramp – Mountain Boulevard [1]</i>, reconfigured to contain a fourth leg (project site access), would cause traffic signal warrants, not satisfied without the project, to be satisfied during the a.m. and p.m. peak hours (a significant impact).</p>	<p>engineer. The City agrees to perform the traffic study and agrees to reasonably consider amending the list of improvements to implement the conclusions of the traffic study. If the study determines that certain of the improvements are not required, then upon this determination, the Project Applicant shall pay the City only the Project’s fair share of the cost for each such improvement, based upon the lower of the amounts set forth in Attachment A to the conditions of approval for the project or a revised cost for such improvements approved by the City in its sole discretion. In the event the Project Applicant installs or otherwise pays for the entirety of any of the traffic improvements listed in Mitigation Measures K.2c, K.2d, K.2e, K.2.f, K.2g, K.2h, K.2i, the Project Applicant shall receive a credit or reimbursement for such work or costs that exceed its fair share. This Condition of Approval applies to the following traffic improvements:</p> <p>K.2a: The project applicant shall work with the City of Oakland and Caltrans to install traffic signals at the unsignalized intersection of <i>Edwards Avenue / I-580 westbound on-ramp – Mountain Boulevard [1]</i>, to reconfigure traffic lanes on Edwards Avenue between the I-580 eastbound off-ramp and Mountain Boulevard, and to widen the freeway on-ramp to provide two lanes. The project applicant shall pay for this measure. Prior to commencing construction of the project, the project applicant shall prepare and submit to the City for its approval a traffic improvement plan for all traffic improvements that are to be funded solely by the project applicant and that require Caltrans’ approval. The plan shall include a schedule for obtaining Caltrans’ approval and constructing such improvements prior to the construction of project elements that create the need for such improvements.</p>	25, 26		City of Oakland Traffic Engineering Department and Planning Department	Submit plan prior to initiation of construction Phase B; reviewed, approved and implemented to the extent required of applicant prior to occupancy of 150 th unit for remainder of project applicant’s responsibility.

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	CONDITION OF APPROVAL NOS.	RESULTING LEVEL OF SIGNIFICANCE ¹	MONITORING RESPONSIBILITY	MONITORING TIMEFRAME
<p>K.2b: Volumes at the side-street stop-controlled unsignalized intersection of <i>Edwards Avenue / I-580 eastbound off-ramp [2]</i> would satisfy traffic signal warrants with or without the project, and addition of project traffic would degrade the overall level of service from LOS B to LOS F during the p.m. peak hour.</p>	<p>K.2b: The project applicant shall work with Caltrans and coordinate with the City of Oakland to install traffic signals at the unsignalized intersection of <i>Edwards Avenue / I-580 eastbound off-ramp [2]</i>, and to relocate the driveway of the Burckhalter Park to better align with the off-ramp, eliminating the current offset separation of these two approaches to Edwards Avenue and creating a four-leg intersection. The project applicant shall pay for this measure. Prior to commencing construction of the project, the project applicant shall prepare and submit to the City for its approval a traffic improvement plan for all traffic improvements that are to be funded solely by the project applicant and that require Caltrans' approval. The plan shall include a schedule for obtaining Caltrans' approval and constructing such improvements prior to the construction of project elements that create the need for such improvements.</p>	25, 26		See Mitigation Measure K.2a	See Mitigation Measure K.2a
<p>K.2c: The LOS F conditions at the signalized intersection of <i>Edwards Avenue / Greenly Drive [4]</i>, which would prevail during the p.m. peak hour under 2020 Baseline conditions, would worsen with the addition of project traffic. The project-generated increases in vehicle delay would exceed the two-second threshold of significance.</p>	<p>K.2c: The project applicant shall work with the City of Oakland to restripe Edwards Avenue to provide a separate westbound left-turn lane at <i>Edwards Avenue / Greenly Drive [4]</i>. The project applicant shall be responsible for this measure.</p>	25, 26		See Mitigation Measure K.2a	See Mitigation Measure K.2a
<p>K.2d: The signalized intersection of <i>73rd Avenue / MacArthur Boulevard [6]</i> would degrade from LOS D to LOS E during the a.m. peak hour with the addition of project traffic. In addition, the project-generated increase in vehicle delay under LOS E conditions during the p.m. peak hour would</p>	<p>K.2d: The project applicant shall pay a fair share of the cost to modify the west leg of the signalized intersection of <i>73rd Avenue / MacArthur Boulevard [6]</i> to add a second left-turn lane on eastbound 73rd Avenue.</p>	25, 26		See Mitigation Measure K.2a	See Mitigation Measure K.2a

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	CONDITION OF APPROVAL NOS.	RESULTING LEVEL OF SIGNIFICANCE ¹	MONITORING RESPONSIBILITY	MONITORING TIMEFRAME
exceed the six-second threshold of significance.	<p>K.2e: The LOS F conditions at the all-way stop-controlled unsignalized intersection of <i>Mountain Boulevard / Keller Avenue [7]</i>, which would prevail during the p.m. peak hour under 2020 Baseline conditions, would worsen with the addition of project traffic. The project-generated increase in vehicle delay would exceed the two-second threshold of significance.</p>	<p>K.2e: The project applicant shall work with the City of Oakland to install traffic signals and to restripe the eastbound Keller Avenue approach to provide two through-lanes at the unsignalized intersection of <i>Mountain Boulevard / Keller Avenue [7]</i>. The project applicant shall pay a fair share of the cost for this measure.</p>	25	See Mitigation Measure K.2a	See Mitigation Measure K.2a
<p>K.2f: The side-street stop-controlled unsignalized intersection of <i>Mountain Boulevard / I-580 westbound off-ramp – Sanford Avenue [8]</i> would degrade from LOS C to LOS E during the p.m. peak hour with the addition of project traffic. Traffic volumes at the intersection would not satisfy traffic signal warrants, but the increase in vehicle delay on the off-ramp approach due to the addition of project traffic (from LOS D to F) would be high enough to substantially increase the potential for traffic hazards.</p>	<p>K.2f: The project applicant shall work with Caltrans and coordinate with the City of Oakland to install traffic signals at the unsignalized intersection of <i>Mountain Boulevard / I-580 westbound off-ramp – Sanford Avenue [8]</i>, and convert the right lane of the two-lane freeway off-ramp from an exclusive right-turn lane to a shared left-turn/right-turn lane. The project applicant shall pay for this measure. Prior to commencing construction of the project, the project applicant shall prepare and submit to the City for its approval a traffic improvement plan for all traffic improvements that are to be funded solely by the project applicant and that require Caltrans' approval. The plan shall include a schedule for obtaining Caltrans' approval and constructing such improvements prior to the construction of project elements that create the need for such improvements.</p>	25	See Mitigation Measure K.2a	See Mitigation Measure K.2a	
<p>K.2g: The LOS E conditions at the all-way stop-controlled unsignalized intersection of <i>Keller Avenue / I-580 eastbound off-ramp [9]</i>, which would prevail during the p.m. peak hour under 2020 Baseline</p>	<p>K.2g: The project applicant shall work with Caltrans and coordinate with the City of Oakland to install traffic signals at the unsignalized intersection of <i>Keller Avenue / I-580 eastbound off-ramp [9]</i>. The project applicant shall pay a fair share of the cost for</p>	25	See Mitigation Measure K.2a	See Mitigation Measure K.2a	

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	CONDITION OF APPROVAL NOS.	RESULTING LEVEL OF SIGNIFICANCE ¹	MONITORING RESPONSIBILITY	MONITORING TIMEFRAME
conditions, would worsen with the addition of project traffic. The project-generated increase in vehicle delay would exceed the six-second threshold of significance.	this measure.				
K.2h: The side-street stop-controlled unsignalized intersection of <i>I-580 westbound off-ramp / Mountain Boulevard – Kuhnle Avenue [16]</i> would degrade from LOS D to LOS E during the a.m. peak hour, and from LOS E to F during the p.m. peak hour, with the addition of project traffic.	K.2h: The project applicant shall work with Caltrans and coordinate with the City of Oakland to install traffic signals and to add a second eastbound left-turn lane at the unsignalized intersection of <i>I-580 westbound off-ramp / Mountain Boulevard – Kuhnle Avenue [16]</i> . The project applicant shall pay a fair share of the cost for this measure.	25		See Mitigation Measure K.2a	See Mitigation Measure K.2a
K.2i: The unacceptable LOS F conditions at the side-street stop-controlled unsignalized intersection of <i>Seminary Avenue / I-580 eastbound off-ramp – Overdale Avenue [18]</i> , which would prevail during the p.m. peak hour under the 2020 Baseline scenario, would worsen with the addition of project traffic. The project-generated increase in vehicle delay would exceed the two-second threshold of significance.	K.2i: The project applicant shall work with the City of Oakland to install traffic signals at the unsignalized intersection of <i>Seminary Avenue / I-580 eastbound off-ramp – Overdale Avenue [18]</i> . The project applicant shall pay a fair share of the cost for this measure.	25		See Mitigation Measure K.2a	See Mitigation Measure K.2a
K.3: The project would increase traffic on regional roadways in the project vicinity.	None required.	Not Applicable	Less than Significant		
K.4: The project would generate demand for parking spaces.	None required.	Not Applicable	Less than Significant		
K.5: The project would increase transit ridership.	None required.		Less than Significant		
K.6: The proposed project access (for general and emergency	K.6a: The project applicant shall coordinate with the City of Oakland Public Works Agency,	13, 25	Mitigated to Less	City of Oakland Public Works	Part of Construction Phase A, complies prior

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	CONDITION OF APPROVAL NOS.	RESULTING LEVEL OF SIGNIFICANCE ¹	MONITORING RESPONSIBILITY	MONITORING TIMEFRAME
vehicles) and internal circulation system would need to accommodate traffic flows generated by motor vehicles, pedestrians, and bicyclists.	<p>and providers of emergency services (e.g., the Oakland Fire Department) to construct the “Gateway EVA”, which would connect the project site’s new roadway network at “A” Street to Mountain Boulevard. The Gateway EVA will be a 25-foot wide paved road that is capable of supporting 65,000 pounds. Access will be restricted to emergency vehicles and buses only; no public access or parking will be allowed. In addition, two supplemental emergency accesses will be provided to Altura Place (Altura access) and to Leona Street (Northwestern access).</p> <p>The Altura access will be a 12-foot wide paved road that is capable of supporting 65,000 pounds. It will connect “T” Street with Altura place within the City’s existing right of way. No other improvements or widening is required on Altura Place. The Northwestern access will be a 12-foot wide road that is capable of supporting 65,000 pounds. The alignment will follow the existing fire access easement along the I-580 right of way (located on the project site), across the City’s right of way on Edan Place, back on to the project site and connect with Leona Street via an existing easement over the Suchan property. The Altura and Northwestern accesses will be locked or gated at or near the property line of the project site. Pedestrian and/or bicycle access to and from Altura Place may be provided; no pedestrian or bicycle access will be permitted to Leona Street. No public vehicular access will be permitted on Altura Lane or Leona Street to or from the project site except in an emergency.</p>	41	than Significant	Agency, City of Oakland Fire Department and Planning Department	to Construction Phase B.
K.7: The project would increase traffic and pedestrian/bicycle activity in the project vicinity.	None required.		Less than Significant		
K.8: Project construction could	K.8a: Prior to construction activity, the project	41	Mitigated to Less	City of Oakland	Plan shall be submitted,

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	CONDITION OF APPROVAL NOS.	RESULTING LEVEL OF SIGNIFICANCE ¹	MONITORING RESPONSIBILITY	MONITORING TIMEFRAME
result in temporary circulation and safety impacts in the project vicinity.	<p>applicant shall submit a construction management plan for review and approval by the City’s Traffic Engineering Division. This plan shall include, but is not limited to, the following items:</p> <ul style="list-style-type: none"> • Identification of routes (in a Haul Route Plan) for the movements of construction vehicles that would minimize the impacts on vehicular traffic circulation and safety in the area. • Staging of the movements of construction materials and equipment so as not to hinder the general flow of traffic in the immediate vicinity of the project site. • Identification of areas required for encroachment within the public right-of-way. • Accommodation of on-site placement of construction equipment and construction vehicles. • Posting of signs at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and a day and evening contact number for the City of Oakland in the event of problems. • Designation of an on-site complaint and enforcement manager to respond to and track complaints. • Provision of adequate notification procedures for any road closures. 		than Significant	Traffic Engineering Department, Public Works Department and Planning Department	reviewed and approved prior to issuance of a grading permit. Compliance with plan requirements shall be continuous throughout the course of grading and construction.

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L. Utility Service Systems					
L.1: Construction of the proposed Leona Quarry project could impede the ability of the City of Oakland to meet the waste diversion requirements of the California Integrated Waste Management Act (AB 939).	L.1a: Prior to issuance of building permits, the City of Oakland shall require the project applicant to comply with the City’s Construction and Demolition Debris Waste Reduction and Recycling Plan, which requires submittal of a plan to divert at least 50 percent of the construction waste generated by the project from landfill disposal. This shall be submitted to the City of Oakland’s Public Works Agency for review and approval.	41	Mitigated to Less than Significant	City of Oakland Public Works Agency	Prior to issuance of the first building permit.
L.2: The proposed project would increase the demand for water services and could potentially impact EBMUD’s limited water supply.	L.2a: The project applicant shall implement Mitigation Measures A.1a, C.1a, C.2a, C.2b, C.3a, F.3a, H.1a, and H.1b.	16, 23, 41	Mitigated to Less than Significant (Other Agency)	See Mitigation Measures A.1a, C.1a, C.2a, C.2b, C.3a, F.3a, H.1a, and H.1b.	See Mitigation Measures A.1a, C.1a, C.2a, C.2b, C.3a, F.3a, H.1a, and H.1b.
L.3: The proposed project would increase the demand for sanitary sewer services.	L.3a: The project applicant shall implement the Mitigation Measures A.1a, C.1a, C.2a, C.2b, C.3a, F.3a, H.1a, and H.1b.	16, 23, 41	Mitigated to Less than Significant (Other Agency)	See Mitigation Measures A.1a, C.1a, C.2a, C.2b, C.3a, F.3a, H.1a, and H.1b.	See Mitigation Measures A.1a, C.1a, C.2a, C.2b, C.3a, F.3a, H.1a, and H.1b.
L.4: The proposed project would increase the amount of impervious surface on the site and could affect the ability of the City of Oakland and the Alameda County Flood Control and Water Conservation District to adequately treat and drain stormwater runoff.	None required.	Not Applicable	Less than Significant	Not Applicable	Not Applicable
L.5: Operation of the project and its components would increase the demand for electrical services and natural gas.	None required.	Not Applicable	Less than Significant	Not Applicable	Not Applicable
L.6: The proposed project would increase the amount of solid waste	None required.	Not Applicable	Less than Significant	Not Applicable	Not Applicable

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disposed of by the City of Oakland at the Altamont Landfill and Recycling Facility (Altamont Landfill).	L.7: Solid waste generated by operation of the proposed project could impede the City of Oakland from diverting 50 percent of its waste from landfills, as mandated under AB 939 (the California Integrated Waste Management Act).		Mitigated to Less than Significant	City of Oakland	Prior to issuance of the first building permit.
L.8: Construction and operation of the proposed project, when combined with the construction and operation of the proposed Naval Medical Center Oakland (Oak Knoll) project, would result in cumulative impacts on the provision of water and sanitary sewer services.	None required.	Not Applicable	Less than Significant	Not Applicable	Not Applicable
M. Visual Quality					
M.1: The project would result in a change to the scenic vistas of which the proposed project site is a part.	None required.	Not Applicable	Less than Significant	Not Applicable	Not Applicable
M.2: The proposed project would alter the existing visual character of the site and its surroundings.	M.2a: The City shall require that the local homeowners association or similar entity maintain the landscaping proposed as part of the project in the Lower Development, Restored Slope, and Campus Drive Areas.		Mitigated to Less than Significant.	City of Oakland	Prior to issuance of a certificate of occupancy for the first unit and on-going as part of MOA.
M.3: The proposed project would result in an increase in development that would generate some light and glare at the project site.	Implementation of Mitigation Measures M.3a and M.3b, below.	14	Mitigated to Less than Significant	See Mitigation Measures M.3a and M.3b, below.	See Mitigation Measures M.3a and M.3b, below

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	<p>M.3a: To minimize project-related spill light, the project sponsor shall install low-level street and pedestrian-scale light fixtures in outside areas. Light standards in these areas should be less than 16 feet above ground, with the lights aimed downward to illuminate the area around the fixture. Such light standards should be designed to provide pedestrian illumination levels of about 3 foot-candles. Additional lighting near loading areas should be greater for safety, but shielded to minimize the project-related spill light to offsite receptors.</p>	14, 15			<p>Design of light fixtures to be approved by City as part of designation requirements in the PUD design and specification documentation in Condition of Approval No. 4.</p>
	<p>M.3b: To minimize both spill light and glare, the project sponsor shall include timing devices that would minimize the amount of time that project lighting, including street lighting, would be utilized, where appropriate and feasible.</p>	14, 15			<p>See Mitigation Measure M.3a</p>