

# MITIGATION MONITORING AND REPORTING PROGRAM

## CHINESE FOR CHRIST CHURCH, NEW WORSHIP FACILITY & PARKING

### 1. STATUTORY REQUIREMENT

When a lead agency makes findings on significant environmental effects identified in an mitigated negative declaration (MND), the agency must also adopt a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment” (Public Resources Code Section 21081.6(a) and California Environmental Quality Act Guidelines Section 15091(d) and Section 15097). The Mitigation Monitoring and Reporting Program (MMRP) is implemented to ensure that the mitigation measures and project revisions identified in the MND are implemented. Therefore, the MMRP must include all changes in the proposed project either adopted by the project proponent or made conditions of approval by the lead agency or a responsible agency.

### 2. ADMINISTRATION OF THE MITIGATION MONITORING AND REPORTING PROGRAM

The County of Alameda (County) is the lead agency responsible for the adoption of the MMRP. The project applicant is responsible for implementing, verifying, and documenting compliance with the MMRP, in coordination with other identified agencies. According to CEQA Guidelines Section 15097(a), a public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation. However, until mitigation measures have been completed, the lead agency remains responsible for ensuring that implementation of the measures occurs in accordance with the program.

Verification of mitigation compliance and responsibility for compliance is the responsibility of the applicant–designated project manager. The project manager will be responsible for coordinating plan reviews and field verification with the appropriate City department staff or outside agencies.

### 3. MITIGATION MEASURES AND REPORTING PROGRAM

Table 1 is structured to enable quick reference to mitigation measures and the associated monitoring program based on the environmental resource. The numbering of mitigation measures correlates with numbering of measures found in the Environmental Checklist of the Initial Study.



**Table 1. Mitigation Monitoring and Reporting Program—Chinese for Christ Church, Unincorporated Alameda County**

Mitigation Measure	Requirements of Measure	Compliance Method	Timing	Responsible Party	Review and Approval (Date/Initials)
<i>Air Quality</i>					
Air-1	<p><b>Standard Construction Best Management Practices.</b> The contractor shall implement the following BAAQMD-recommended Best Management Practices:</p> <ol style="list-style-type: none"> <li>1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>4. All vehicle speeds on unpaved roads shall be limited to 15 mph.</li> <li>5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible and feasible. Building pads shall be laid as soon as possible and feasible, as well, after grading unless seeding or soil binders are used.</li> <li>6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</li> <li>7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper</li> </ol>	<ul style="list-style-type: none"> <li>• Construction equipment</li> </ul>	<ul style="list-style-type: none"> <li>• During Construction</li> </ul>	<ul style="list-style-type: none"> <li>• Construction Contractor</li> </ul>	

Mitigation Measure	Requirements of Measure	Compliance Method	Timing	Responsible Party	Review and Approval (Date/Initials)
	<p>condition prior to operation.</p> <p>8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</p>				
Air-2	<p><b>Construction Emissions Minimization Practices.</b> The project shall demonstrate compliance with the following Construction Emissions Minimization Practices prior to issuance of demolition, building or grading permits:</p> <p>1. All off-road equipment greater than 25 horse power (hp) and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements:</p> <p>a) Where access to alternative sources of power are available, portable diesel engines shall be prohibited;</p> <p>b) All off-road equipment shall have:</p> <p>i. Engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and</p> <p>ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS).</p> <p>c) Exceptions:</p> <p>i. Exceptions to 1(a) may be granted if the project sponsor has submitted information providing evidence to the satisfaction of the City that an alternative source of power is limited or infeasible at the project site and that the requirements of this exception provision apply.</p> <p>ii. Exceptions to 1(b)(ii) may be granted if the project sponsor has submitted information providing evidence to the satisfaction of the City that a particular piece of off-</p>	<ul style="list-style-type: none"> <li>• Construction equipment</li> </ul>	<ul style="list-style-type: none"> <li>• During Construction</li> </ul>	<ul style="list-style-type: none"> <li>• Construction Contractor</li> </ul>	

Mitigation Measure	Requirements of Measure	Compliance Method	Timing	Responsible Party	Review and Approval (Date/Initials)
	<p>road equipment with an ARB Level 3 VDECS is: (1) technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, (3) installing the control device would create a safety hazard or impaired visibility for the operator, or (4) there is a compelling emergency need to use off-road equipment that are not retrofitted with an ARB Level 3 VDECS and the sponsor has submitted documentation to the City that the requirements of this exception provision apply. If granted an exception to 1(b)(ii), the project sponsor must comply with the requirements of 1(c)(iii).</p> <p>iii. If an exception is granted pursuant to 1(c)(ii), the project sponsor shall provide the next cleanest piece of off-road equipment, including a Tier 2 engine standard and the following emissions control/alternative fuel in order of preference if available: 1) ARB Level 2 VDECS, 2) ARB Level 2 VDECS, or 3) Alternative Fuel.</p>				
<b>Cultural Resources</b>					
<b>Cult-1</b>	<p><b>Halt Construction/Assess Significance of Find/Follow Treatment Plan.</b></p> <p>Prior to the initiation of ground-disturbing activities (including clearing vegetation and demolition procedures), the developer or contractor shall inform all supervisory personnel and all contractors whose activities may have subsurface soil impacts of the potential for discovering archaeological resources, paleontological resources, tribal cultural resources and/or human remains, and of the procedures to be followed if these previously unrecorded cultural resources are discovered. These procedures shall include:</p> <ol style="list-style-type: none"> <li>1. Halting all ground-disturbing activities within 100 feet of the area where a potential cultural resource has been found;</li> <li>2. Notifying a qualified archaeologist of the discovery; and</li> <li>3. Following a treatment plan prescribed by the appropriate</li> </ol>	<ul style="list-style-type: none"> <li>• Monitoring</li> <li>• Notification</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to Construction</li> </ul>	<ul style="list-style-type: none"> <li>• Applicant</li> </ul>	

Mitigation Measure	Requirements of Measure	Compliance Method	Timing	Responsible Party	Review and Approval (Date/Initials)
	<p>professional if the cultural resource is deemed significant, in accordance with federal or state law.</p> <p>In the event cultural resources as defined above are encountered during ground disturbing activities, the developer shall, subject to approval by the County of Alameda, retain an on-call archaeologist to review the excavation work, assess the significance of the potential cultural resource and prescribe a treatment plan. The archaeologist will consult with a paleontologist or tribal cultural resource specialist as required. The archaeologist shall report any finds in accordance with current professional protocols. The archaeologist shall meet the Professional Qualifications Standards mandated by the Secretary of the Interior and the California Office of Historic Preservation.</p> <p>In the event that any human remains are uncovered at the Project site during construction, there shall be no further excavation or disturbance of the site or any nearby area until after the Alameda County Coroner has been informed and has determined that no investigation of the cause of death is required, and (if the remains are determined to be of Native American origin) the descendants from the deceased Native American(s) have made a recommendation to the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.</p>				

<b>Hazardous Materials</b>					
<b>Haz-1</b>	<b>Site Management Plan and Health and Safety Plan.</b> As a condition of Project approval and prior to start of grading or other construction activities, the Project applicant shall prepare a Site Management Plan and Health and Safety Plan to establish appropriate management practices for handling impacted soil and ground water that may be encountered during construction activities. These materials may require special handling and disposal. Compliance with this mitigation will alleviate any significant hazards to the public or the environment, and reduce	<ul style="list-style-type: none"> <li>• Health and Safety Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to Construction</li> </ul>	<ul style="list-style-type: none"> <li>• Applicant</li> </ul>	
<b>Hydrology &amp; Water Quality</b>					
<b>Hydro-1</b>	<b>NPDES C.3 Requirements, Stormwater Control Plan.</b> Pursuant to the San Francisco Bay RWQCB's Municipal Regional Stormwater NPDES Permit (Permit Number CAS612008) (MRP), the Project applicant shall be required to design, construct and operate stormwater treatment controls to treat post-construction stormwater runoff. These controls shall be sized, designed, implemented and operated in accordance with the Provision C.3 requirements of the regional permit, and the technical requirements of the Contra Costa Clean Water Program C.3 Stormwater Handbook, 6th Edition Update, dated March 2016.	<ul style="list-style-type: none"> <li>• Stormwater Control Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to construction</li> </ul>	<ul style="list-style-type: none"> <li>• Applicant</li> </ul>	
<b>Noise</b>					
<b>Noise-1</b>	<b>Vibration Impacts to Adjacent Offices and Nearby Residences.</b> Paving activities that use vibratory rollers should minimize impacts by implementing the following: <ol style="list-style-type: none"> <li>1. The Construction Management Plan should limit use of the equipment that could produce perceptible levels of vibration at adjacent locations to as few total hours as possible (i.e., equipment delivering vibration levels &gt; 94 VdB (to the residences on A Street and at 205 Smalley Ave.)</li> <li>2. Usage of this equipment should be limited to weekday daytime hours (9am-6pm).</li> <li>3. Provide prior notification to adjacent residents that perceptible vibrations could occur during this limited period of time</li> </ol>	<ul style="list-style-type: none"> <li>• Limiting Equipment Use</li> <li>• Notification</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to and during construction</li> </ul>	<ul style="list-style-type: none"> <li>• Construction Contractor</li> </ul>	

<p><b>Noise-2</b></p>	<p><b>Modification, placement, and operation of construction equipment.</b> Construction equipment shall be well-maintained and used judiciously to be as quiet as possible. Additionally, construction activities for the proposed project shall include the following best management practices to reduce noise from construction activities:</p> <ol style="list-style-type: none"> <li>1. The Construction contractor shall limit development activities as follows: (1) general construction activities shall only occur between the hours of 7:30 a.m. to 7:00 p.m. Monday through Friday, except that heavy equipment activities for mass site grading and improvements shall be further limited to 9 a.m. to 4 p.m. Monday thru Friday only, and shall be prohibited on all weekend days and County holidays. Construction activity, limited to interior work, is permitted on Saturdays between the hours of 9 a.m. and 6 p.m. only. All Grading/Construction activities (to include interior work on the single family homes) are prohibited on Sundays and on County recognized holidays. The Project would be required to submit to the Building Division a list of steps to be taken in order to respond to and track construction-related noise complaints. These steps would include but would not be limited to the following: <ol style="list-style-type: none"> <li>a. Designating and identifying a “Disturbance Coordinator,” who is responsible for responding to any local complaints about construction noise.</li> <li>b. A procedure for notifying the Building Division staff and County Sheriff’s Department;</li> <li>c. A plan for posting signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the events of a problem;</li> <li>d. A listing of telephone numbers (during regular construction hours and off-hours);</li> <li>e. Notification of neighbors within 300 feet of the Project construction area at least 30 days in advance of any extreme noise-generating activities about the estimated duration of the activity; and</li> <li>f. 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</li> </ol> </li> </ol>	<ul style="list-style-type: none"> <li>• Limiting Equipment Use</li> <li>• Notification</li> <li>• Use of noise-minimizing equipment</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to and during construction</li> </ul>	<ul style="list-style-type: none"> <li>• Construction Contractor</li> </ul>	
-----------------------	---	---	--	---	--



	<p>(including construction hours, neighborhood notification, posted signs, etc.) are completed.</p> <ol style="list-style-type: none"> <li>2. The contractor shall use “new technology” power construction equipment with state-of-the-art noise shielding and muffling devices. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.</li> <li>3. The Project would be required to submit to the Building Division a list of steps to be taken in order to respond to and track construction-related noise complaints. These steps would include but would not be limited to the following: <ol style="list-style-type: none"> <li>a. A procedure for notifying the Building Division staff and Alameda County Sheriff’s Department;</li> <li>b. A plan for posting signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the events of a problem;</li> <li>c. A listing of telephone numbers (during regular construction hours and off-hours);</li> <li>d. Notification of neighbors within 300 feet of the Project construction area at least 30 days in advance of any extreme noise-generating activities;; and</li> <li>e. 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> </ol> </li> <li>4. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.</li> <li>5. Unnecessary idling of internal combustion engines shall be strictly prohibited.</li> <li>6. Locate stationary noise-generating equipment such as air compressors or portable power generators as far as feasible from sensitive receptors. Construct temporary noise barriers to screen stationary noise-generating equipment when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 5 dBA.</li> </ol>				
--	--	--	--	--	--

	7. Utilize "quiet" air compressors and other stationary noise sources where technology exists.				
--	--	--	--	--	--

## Applicant Statement

I have read and accept responsibility for the Mitigation Measures identified in this document. I agree to abide by and conform to the Mitigation Measures herein, as well as to all provisions of the Alameda County Municipal Code pertaining to the project.

Joseph Bo

Name of Project Applicant

Joseph Bo

Signature of Project Applicant

9/26/17

Date