

Exhibit A

McKay Wellness Center Mitigation Monitoring and Reporting Program

Impact	Action(s)	Implementing Party	Timing	Monitoring Party
AIR QUALITY				
<p>Mitigation Measure AQ-1: The project construction contractor shall reduce the severity of project construction period dust and equipment exhaust impacts by complying with the following control measures:</p> <ul style="list-style-type: none"> • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • 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. • All vehicle speeds on unpaved roads shall be limited to 15 mph. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • 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. • All construction equipment shall be maintained and properly tuned in accordance with the manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. 	<p>Submit Dust Abatement Plan that meets the requirements of the mitigation measure to the Planning, Building, and Transportation Department for review and approval.</p>	<p>Project Applicant or Designee</p>	<p>Prior to Issuance of Demolition and/or Building Permits</p>	<p>City of Alameda</p>

Impact	Action(s)	Implementing Party	Timing	Monitoring Party
<ul style="list-style-type: none"> 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. 				
BIOLOGICAL RESOURCES				
<p>Mitigation Measure BR-1: Removal of trees shall be limited to trees that must be removed in order to accommodate the proposed construction. If any tree removal, site grading, or project construction will occur during the general bird nesting season (February 1st through August 31st), a bird nesting survey shall be conducted by a qualified raptor biologist prior to any grading or construction activity. If conducted during the early part of the breeding season (January to April), the survey shall be conducted no more than 14 days prior to initiation of grading/construction activities; if conducted during the late part of the breeding season (May to August), the survey shall be performed no more than 30 days prior to initiation of these activities. If active nests occupied by birds protected under the Migratory Bird Treaty Act are identified, a 250-foot fenced buffer (or an appropriate buffer zone determined in consultation with the California Department of Fish and Wildlife) shall be established around the nest tree and the site shall be protected until September 1st or until the young have fledged. A biological monitor shall be present during earth-moving activity near the buffer zone to make sure that grading does not enter the buffer area.</p>	<p>Conduct pre-construction surveys for nesting birds if construction is proposed during specified times: provide results of surveys to the Planning, Building, and Transportation Department; conduct construction activities according to the protocol described in the mitigation measure.</p>	<p>Project Applicant or Designee</p>	<p>Prior to Issuance of Demolition and/or Building Permits</p>	<p>City of Alameda</p>
CULTURAL RESOURCES				
<p>Mitigation Measure CR-1: City Staff shall advise the Project Construction Superintendent, Project Inspector, and Building Inspector at a pre-construction conference of the potential for encountering cultural resources during construction and the applicant's responsibilities per CEQA should resources be encountered. This advisory shall also be printed on the Plans and Specification Drawings for this project.</p>	<p>Submit plan for approval that meets the requirements of the mitigation measure.</p>	<p>Project Applicant or Designee</p>	<p>Prior to Issuance of Demolition and/or Building Permits</p>	<p>City of Alameda</p>

Impact	Action(s)	Implementing Party	Timing	Monitoring Party
<p>Mitigation Measure CR-2: If any cultural artifacts are encountered during site grading or other construction activities, all ground disturbance within 100 feet of the find shall be halted until the City of Alameda is notified, and a qualified archaeologist can identify and evaluate the resource(s) and, if necessary, recommend mitigation measures to document and prevent any significant adverse effects on the resource(s). The results of any additional archaeological effort required through the implementation of Mitigation Measures CR-2 or CR-3 shall be presented in a professional-quality report, to be submitted to the project sponsor, the City of Alameda Community Development Department, and the Northwest Information Center at Sonoma State University in Rohnert Park. The project sponsor shall fund and implement the mitigation in accordance with Section 15064.5(c)-(f) of the and Public Resources Code Section 21083.2.</p>	<p>Submit plan for discovery of cultural artifacts; incorporate requirements into the design and construction specifications; demonstrate retainment of qualified archeologist to be available in the event of an encounter; comply with terms of Mitigation Measure CR-2 in the event of an encounter.</p>	<p>Project Applicant or Designee</p>	<p>Prior to Issuance of Demolition and/or Building Permits</p>	<p>City of Alameda</p>
<p>Mitigation Measure CR-3: In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and a qualified archaeologist shall notify the Office of the Alameda County Coroner and advise that office as to whether the remains are likely to be prehistoric or historic period in date. If determined to be prehistoric, the Coroner’s Office will notify the Native American Heritage Commission of the find, which, in turn, will then appoint a “Most Likely Descendant” (MLD). The MLD in consultation with the archaeological consultant and the project sponsor, will advise and help formulate an appropriate plan for treatment of the remains, which might include recordation, removal, and scientific study of the remains and any associated artifacts. After completion of analysis and preparation of the report of findings, the remains and associated grave goods shall be returned to the MLD for reburial.</p>	<p>Submit plan for discovery of human remains; incorporate requirements into the design and construction specifications; demonstrate retainment of qualified archeologist to be available in the event of an encounter; comply with terms of Mitigation Measure CR-3 in the event of an encounter.</p>	<p>Project Applicant or Designee</p>	<p>Prior to Issuance of Demolition and/or Building Permits</p>	<p>City of Alameda</p>
<p>Mitigation Measure CR-4: If any paleontological resources are encountered during site grading or other construction activities, all ground disturbance shall be halted until the services of a qualified paleontologist can be retained to identify and evaluate the scientific value of the resource(s) and, if necessary, recommend mitigation</p>	<p>Submit plan for discovery of paleontological resources; incorporate requirements into the design and construction specifications; demonstrate</p>	<p>Project Applicant or Designee</p>	<p>Prior to Issuance of Demolition and/or</p>	<p>City of Alameda</p>

Impact	Action(s)	Implementing Party	Timing	Monitoring Party
measures to document and prevent any significant adverse effects on the resource(s). Significant paleontological resources shall be salvaged and deposited in an accredited and permanent scientific institution, such as the University of California Museum of Paleontology (UCMP).	retainment of qualified paleontologist to be available in the event of an encounter; comply with terms of Mitigation Measure CR-4 in the event of an encounter.		Building Permits	
GEOLOGY AND SOILS				
Mitigation Measure GS-1: Prior to the issuance of building permits, the project applicant shall submit a soil report/geotechnical investigation to the City of Alameda for review and approval. The investigation shall be prepared by a qualified geotechnical engineer and shall stipulate site preparation and building design features necessary to achieve compliance with the latest adopted edition of the California Building Standards Code's geologic, soils, and seismic requirements. The recommendation from the approved soils report/geotechnical investigation shall be incorporated into the project plans to ensure compliance with City and State building code standards. Additionally, the project shall implement the structural upgrades proposed in the June 1990 Seismic Hazard Report prepared by Walk, Haydel & Associates for Buildings, 2A, 2B, 2C, and 2D. As recommended in that report, a more thorough structural seismic analysis for all of the two-story buildings on the site shall be conducted by a qualified structural engineer, and the recommendations of the resulting report shall be incorporated into the project.	Submit listed studies/investigations that meet the requirement of the mitigation measure to the Planning, Building, and Transportation Department for review and approval; provide evidence of satisfactory implementation of the requirement contained therein to the satisfaction of the Planning, Building, and Transportation Department; submit project plans that meet the requirements of the mitigation measure to the Planning, Building, and Transportation Department for review and approval.	Project Applicant or Designee	Prior to Issuance of Demolition and/or Building Permits	City of Alameda
HAZARDOUS MATERIALS				
Mitigation Measure HM-1: Prior to issuance of a demolition permit for the existing buildings on the site, a comprehensive survey for asbestos-containing building materials (ACBM) shall be conducted by a qualified asbestos abatement contractor. Sampling for ACBM shall be performed in accordance with the sampling protocol of the Asbestos Hazard Emergency Response Act (AHERA). If ACBM is identified, all friable asbestos shall be removed prior to building	Submit Survey that meets the requirements of the mitigation measure to the Planning, Building, and Transportation Department; submit remediation verification to the satisfaction of the Planning,	Project Applicant or Designee	Prior to Issuance of Demolition and/or Building Permits	City of Alameda

Impact	Action(s)	Implementing Party	Timing	Monitoring Party
<p>demolition by a State-certified Asbestos Abatement Contractor, in accordance with all applicable State and local regulations, including Bay Area Air Quality Management District (BAAQMD) Regulation 11, Rule 2 pertaining to demolition, removal, and disposal of ACBM. BAAQMD shall be notified at least ten business days in advance of building demolition, in compliance with Regulation 11, Rule 2. To document compliance with the applicable regulations, the project sponsor shall provide the City of Alameda Building Division with a copy of the notice required by BAAQMD for asbestos abatement work, prior to and as a condition of issuance of the demolition permit.</p>	<p>Building, and Transportation Department in compliance with applicable laws and regulations.</p>			
<p>Mitigation Measure HM-2: Prior to issuance of a demolition permit for the existing buildings on the site, a survey for lead-based paint (LBP) shall be conducted by a qualified lead assessor. If LBP is identified, lead abatement shall be performed in compliance with all federal, State, and local regulations applicable to work with LBP and disposal of lead-containing waste. A State-certified Lead-Related Construction Inspector/Assessor shall provide a lead clearance report after the lead abatement work in the buildings is completed. The project sponsor shall provide a copy of the lead clearance report to the City of Alameda Building Division prior to issuance of a demolition permit.</p>	<p>Submit survey that meets the requirement of the mitigation measure to the Planning, Building, and Transportation Department; submit remediation verification to the satisfaction of the Planning, Building, and Transportation Department in compliance with applicable laws and regulations.</p>	<p>Project Applicant or Designee</p>	<p>Prior to Issuance of Demolition and/or Building Permits</p>	<p>City of Alameda</p>
<p>HYDROLOGY AND WATER QUALITY</p>				
<p>Mitigation Measure WQ-1: Prior to issuance of a grading permit the project sponsor shall obtain National Pollutant Discharge Elimination System (NPDES) construction coverage as required by Construction General Permit (CGP) No. CAS000002, as modified by State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ. Pursuant to the Order, the project applicant shall electronically file the Permit Registration Documents (PRDs), which include a Notice of Intent (NOI), a risk assessment, site map, signed certification, Stormwater Pollution Prevention Plan (SWPPP), and other site-specific PRDs that may be required. At a minimum the SWPPP shall incorporate the standards provided in the Association</p>	<p>Submit Stormwater Pollution Prevention Plan (SWPPP) that meets the requirements of the mitigation measure and is compliant with applicable laws and regulations. The SWPPP shall be subject to review and approval by the City Planning, Building, and Transportation Department, City Public Works</p>	<p>Project Applicant or Designee</p>	<p>Prior to Issuance of Demolition and/or Building Permits</p>	<p>City of Alameda</p>

Impact	Action(s)	Implementing Party	Timing	Monitoring Party
<p>of Bay Area Governments' Manual of Standards for Erosion and Sedimentation Control Measures (2005), the California Stormwater Quality Association's California Stormwater Best Management Practices Handbook (2009), the prescriptive standards included in the CGP, or as required by the Clean Water Program Alameda County, whichever are applicable and more stringent. Implementation of the plan will help stabilize graded areas and reduce erosion and sedimentation. The SWPPP shall identify Best Management Practices (BMPs) that shall be adhered to during construction activities. Erosion-minimizing efforts such as hay bales, water bars, covers, sediment fences, sensitive area access restrictions (for example, flagging), vehicle mats in wet areas, and retention/settlement ponds shall be installed before extensive clearing and grading begins. Mulching, seeding, or other suitable stabilization measures shall be used to protect exposed areas during construction activities. The SWPPP shall also be reviewed and approved by the City of Alameda Public Works Department.</p>	<p>Department, and/or regulatory agencies, as applicable.</p>			
<p>Mitigation Measure WQ-2: All cut-and-fill slopes shall be stabilized as soon as possible after completion of grading. No site grading shall occur between October 15th and April 15th unless approved erosion control measures are in place.</p>	<p>Submit plan for approval that meets the requirements of the mitigation measure.</p>	<p>Project Applicant or Designee</p>	<p>Prior to Issuance of Demolition and/or Building Permits</p>	<p>City of Alameda</p>
<p>Mitigation Measure WQ-3: Prior to issuance of a grading permit, the project applicant shall prepare a C.3 Stormwater Control Plan in accordance with current construction and postconstruction requirements specified by State Water Resource Control Board (SWRCB) Order No. 2009-0009-DWQ and the post-construction requirements specified by National Pollutant Discharge Elimination System (NPDES) Order No. R2-2015-0049 and the Alameda Countywide Clean Water Program (ACCWP). The C.3 Stormwater Control Plan shall be developed in accordance with the provisions of ACCWP's C.3 Stormwater Technical Guidance manual (Version 5.1, May 2, 2016). Additionally, as required by the C.3 Provisions,</p>	<p>Submit C.3 Stormwater Control Plan that meets the requirement of the mitigation measure and is compliant with applicable laws and regulations. The Stormwater Control Plan shall be subject to review and approval by the City Planning, Building, and Transportation Department, City Public Works Department;</p>	<p>Project Applicant or Designee</p>	<p>Prior to Issuance of Demolition and/or Building Permits</p>	<p>City of Alameda</p>

Impact	Action(s)	Implementing Party	Timing	Monitoring Party
<p>building permit applications must be accompanied by a Stormwater Control Plan, for review and approval by the City Engineer, which specifies the treatment measures and appropriate source control and site design features that will be incorporated into project design and construction to reduce the pollutant load in stormwater discharges and manage runoff flows.</p> <p>The C.3 Stormwater Control Plan shall be submitted for review and approval by the City of Alameda Public Works Department. The plan and a Stormwater Requirements Checklist shall be prepared by a qualified civil engineer or landscape architect. The applicant shall demonstrate to the City via drawings and engineering calculations that the proposed project includes site design features sufficient to capture and treat on site all stormwater runoff from the project site, in compliance with Provision C.3 of the ACCWP. Landscape features shall be used in lieu of structural features to the degree feasible. As part of compliance with the ACCWP, the applicant shall execute and implement a maintenance agreement with the City of Alameda to provide for the maintenance of all onsite stormwater treatment features and devices in perpetuity, including specification of how the maintenance will be financed. Prior to issuance of the building permit, the applicant shall provide proof of recording this agreement from the Alameda County Clerk Recorder's Office. The applicant shall submit to the Alameda Public Works Department annual certificates of compliance with the operations and maintenance requirements stipulated in the maintenance agreement.</p>	<p>submit maintenance agreement showing compliance with applicable requirements as specified in the mitigation measure for review and approval by the City Public Works Department; submit proof of recording of maintenance agreement and annual certificates of compliance to the City Public Works Department.</p>			