Mitigation Reporting and Monitoring Plan
Scenario Village Modernization Project
Dublin, California

Prepared For

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1.0 INTRODUCTION AND BACKGROUND

This Mitigation Monitoring and Reporting Plan (MMRP) was prepared pursuant to Section 21081.6 of the *California Environmental Quality Act*, known as CEQA (Public Resources Code Section 21000 et seq.), to provide for the monitoring of mitigation measures required for the Scenario Village Project, as set forth in the Mitigated Negative Declaration (MND) prepared for the Project.

The focus of the Scenario Village Project is the modernization of Scenario Village located at the South East corner of the Regional Training Center. Scenario Village is approximately 8 acres and consists of a large oval road with 4 or 5 older single-family buildings that are in very poor condition. The proposed project will involve removing the existing structures, re-designing the roadway and constructing a number of single-family homes; a two story multi-family apartment complex; retail structures that will include a bank, a small store, a gas station, and one or two other retail outlets. In addition, the proposed project will include building three industrial type warehouses. The purpose of these improvements is to provide options in setting up various training scenarios for Special Response Units. The proposed new buildings will not be used for any purpose other than for police training.

The proposed project will be implemented in a phased manner. The first phase of the project will be to conduct the various biological surveys. The results of the biological surveys will be used to inform whether the project area could be cleared and maintained in a manner to prevent growth. Erosion and sediment control measures will be used to minimize top soil erosion and sediment loss where vegetation has been removed. In addition, a storm water retention pond will be installed in the southern end of the project to collect and treat stormwater run-off from the Site and to prevent stormwater pollution. Subsequent phases of the project will include demolition of the existing structures, road restoration and grading, vertical construction and final grading and landscaping.

This report includes the following sections:

- Mitigation Monitoring Schedule;
- Changes to mitigation measure
- Supporting documentation;
- Mitigation monitoring Matrix; and,
- Definitions

2.0 MITIGATION MONITORING SCHEDULE

The mitigation monitoring schedule will comprise of pre-construction activities such as biological surveys required to confirm the presence or absence of listed plants or endangered wildlife in the area; specifications to be included in the project plans and provisions; and, routine inspections during the construction and post construction phase of the project to confirm implementation of the mitigation measures described in the MND and herein. Alameda County

Sheriff or his designee will appoint a project manager whose responsibilities will include implementing all elements of this MMRP. Alameda County Sheriff's Office (ACSO) is the lead agency for the project.

3.0 CHANGES TO MITIGATION MEASURES

Any substantive change in the monitoring and reporting plans made by ACSO shall be reported in writing to the responsible agency. Reference to such changes shall be made in the monthly/yearly Environmental Mitigation Monitoring Report prepared by ACSO staff. Modifications to the mitigation measures may be made by ACSO staff or the project manager subject to one of the following findings, documented by evidence included in the record:

a. The mitigation measure included in the MND and the MMRP is no longer required because the significant environmental impact identified has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment, or other factors.

OR

b. The modified or substitute mitigation measure to be included in the MMRP either provides corrections to text without any substantive change in the intention or meaning of the original mitigation measure, or provides a level of environmental protection equal to or greater than that afforded by the mitigation measure included in the MND and the MMRP; and

   The modified or substitute mitigation measures do not have significant adverse effects on the environment in addition to or greater than those which were considered by the responsible hearing bodies in their decisions on the MND and the proposed project; and

   The modified or substitute mitigation measures are feasible, and ACSO, through measures included in the MMRP or other ACSO procedures, can assure their implementation.

4.0 SUPPORT DOCUMENTATION

Evidence and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with the MMRP and shall be made available to the public upon request.

5.0 MITIGATION MONITORING MATRIX

The mitigation monitoring matrix on the following pages identifies the environmental issues for which monitoring is required, the required mitigation measures, the time frame for monitoring, and the responsible implementing and monitoring agencies.

The ordering and pagination of the mitigation measures are summarized below.

Ordering and Pagination of Mitigation Measures in Table	
Mitigation Measures	***Starts on Page Number***
Aesthetics (AES-1)	4
Air Quality (Air -1 – Air-3)	5 - 7
Greenhouse Emissions	8
Biological (Bio-1 through Bio-15)	9-16
Cultural Resources (CR-1)	17-18
Geology and Soils (Geo-1)	19
Hazards & Hazardous Materials (HAZ-1 through HAZ-4)	20-23
Hydrology and Water Quality (HYD-1 through HYD-4)	24 - 25
Noise & Vibration ((N-1 through N-4)	26 - 27
Traffic (TRN-1)	28
Utilities and Service Systems (UTL-1 through UTL-3)	29

If any mitigation measures are not being implemented, the responsible agency may pursue corrective action. Penalties that may be applied include, but are not limited to, the following: (1) a written notification and request for compliance; (2) withholding of permits; (3) administrative fines; (4) a stop-work order; (5) criminal prosecution and/or administrative fines; (6) forfeiture of security bonds or other guarantees; and (7) revocation of permits or other entitlements.

Potential Impact No.	Impact Summary	Mitigation No.	Mitigation Measure	Monitoring and Reporting Program		
				Responsibility for Implementing	Monitoring and Reporting Actions	Implementation Schedule
AESTHETICS						
AES-3.1.2.d Limited potential to create a new source of l light or glare that would adversely affect day or nighttime views in the area.	**Nighttime Lighting and Glare**	**AES-1**	***Nighttime Lighting and Glare Mitigation Construction Contract Specifications*** In general, the project will incorporate non-reflective and low-glare materials and finishes to the extent feasible. All lighting will be focused onsite and will be soft and visually pleasing. Outdoor lighting will generally be directed downward. Fixtures that project upward or horizontally will not be used; Outdoor project lighting will be LED shielded glare-minimizing fixtures, and the height of poles will be reduced to limit the potential for backscatter into the nighttime sky and incidental spillover of light; Windows will be located to generate minimal fugitive glare onto adjacent parcels; and, Luminaire lamps will provide good color rendering and natural light qualities. Luminaire intensity will be the minimum necessary for safety. During construction, work will not occur during night hours 6 pm through 6 am so no nighttime lighting plan will be required.	1. ACSO 2. Construction Management Team	1. Incorporate appropriate language into Contract Documents. 2. Monitor to ensure that the Contractor implements measures in Contract Documents, report non-compliance and ensure corrective action.	1. Design 2. Construction

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AIR QUALITY						
Depending on the weather, soil conditions, and the amount of activity taking place, dust emissions could potentially affect construction workers and other workers in the area. This potential impact would occur only during a few months when foundation excavation and grading activities are being performed at the Site			This potential impact would not significantly conflict with or obstruct implementation of any air quality plans, and would be reduced by the implementation of the air quality control measures discussed in response to —3.3.2.c below. These same measures will also be included as a requirement of the project construction specifications, would be implemented by the project contractor, monitored by ACSO (Construction Manager), and would satisfy any BAAQMD requirements for the control of air pollutants during demolition and construction activities.	2. Construction Management Team	2. Monitor to ensure that the Contractor implements measures in Contract Documents, report non-compliance and ensure corrective action.	2. Construction

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AIR QUALITY (Continued)						
AIR-3.3.2.c	**Cumulatively considerable net increase of any criteria pollutant**	**AIR-2**	***Avoid cumulatively considerable net increase of any criteria pollutant using mitigation measures***	1. ACSO	1. Ensure that air quality control measures are included in Contract Documents.	1. Design
Limited potential for project to result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors).			During grading, ground disturbance or excavation operations, fugitive dust emissions shall be controlled by regular watering or other dust preventative measures. All material excavated or graded shall be sufficiently wet or watered to prevent excessive amounts of dust. Watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day. All grading or open excavation activities shall cease when winds exceed 15 miles per hour (mph) averaged over 1 hour. The area disturbed by grading or excavation operations shall be minimized. Fugitive dust carried onto street surfaces by construction equipment shall be removed daily. All diesel-run potable and heavy construction equipment will need to provide proof of BAAQMD permit prior to entering and performing construction activities at the Site.	2. Construction Management Team	2. Monitor to ensure that the Contractor implements measures in Contract Documents, report non-compliance and ensure corrective action.	2. Construction

Potential Impact No.	Impact Summary	Mitigation No.	Mitigation Measure	Monitoring and Reporting Program		
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AIR QUALITY (Continued)						
AIR-3.3.2.e	**Create objectionable odors**	**AIR-3**	***Limit construction duration***	1. ACSO	1. Ensure that air quality control measures are included in Contract Documents.	1. Design
Exhaust from portable and heavy construction equipment run with diesel may generate temporary odors while grading and foundation work are being performed. The use of heavy construction equipment at the Site is expected to last a few months and will be permitted by BAAQMD.			The use of heavy construction equipment at the Site will be limited to a few months and will be permitted by BAAQMD.	2. Construction Management Team	2. Monitor to ensure that the Contractor implements measures in Contract Documents, report non-compliance and ensure corrective action.	2. Construction

Potential Impact No.	Impact Summary	Mitigation No.	Mitigation Measure	Monitoring and Reporting Program		
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GREENHOUSE GAS EMISSIONS						
GRE-3.4.2.a	**Generate Greenhouse gas emissions**	**GRE-1**	***Avoid GHG impacts using mitigation measures***	1. ACSO	1. Ensure that air quality control measures are included in Contract Documents.	1. Design
The proposed project will result in GHG emissions associated with construction-related vehicle and equipment exhaust emissions.			The proposed project will comply with applicable Discrete Early Action Measures that have been implemented as regulations by the California Climate Action Team member regulatory agencies, including a Tire Pressure Program. This measure involves actions to ensure that vehicle tire pressure is maintained to manufacturer specifications. Specifically, this strategy seeks to ensure that tire pressure in older vehicles is monitored by requiring that tires be checked and inflated at regular service intervals. This measure requires all vehicle service facilities, such as dealerships, maintenance garages, and Smog Check stations to check and properly inflate tires. All vehicles used to commute to or from the job site or used to transport project personnel to Site meetings will be subject to these measures. The BAAQMD also recommends recycling at least 50 percent of construction waste or demolition materials to reduce GHG emissions from construction activities (BAAQMD.2009). Materials including concrete and wood derived during demolition of the existing structures at Scenario Village will be recycled thereby actively participating in the state's goals of reducing GHG emissions to 1990 levels by 2020.	2. Construction Management Team	2. Monitor to ensure that the Contractor implements measures in Contract Documents, report non-compliance and ensure corrective action.	2. Construction

Potential Impact No.	Impact Summary	Mitigation No.	Mitigation Measure	Monitoring and Reporting Program		
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BIOLOGY						
BIO-3.5.2.a	**Habitat Modification**	**BIO**	***Avoid, Minimize, and Mitigate Habitat Modification -*** Implementation of Mitigation Measures BIO-1, BIO-2, and BIO-3 would ensure that impacts are avoided. Any residual loss of bent-flowered fiddle neck, Congdon's tarplant, big tarplant, big-scale balsamroot, or round-leaved filaree is expected to represent a less than significant impact— these species are comparatively widespread, and the loss of individuals and/or habitat would be small because of the restricted project footprint, so population-level impacts are unlikely. Residual loss of large-flowered fiddle neck or Mount Diablo fairy lantern would represent a significant impact because of the species' very limited range, but would be reduced to a less than significant level by Mitigation Measure BIO-4.	1. ACSO	1. Incorporate appropriate language into Contract Documents including requirements imposed by the USFWS and/or CDFG (e.g., fence design and location).	1. Design
	Special Status Animal Species Impacts	**BIO-1**	***Conduct Spring Botanical Surveys -*** The ACSO will retain a qualified botanist or ecologist to survey the entire project site and adjacent areas for large-flowered fiddle neck, bent-flowered fiddle neck, big-scale balsamroot, Mount Diablo fairy lantern, and round-leaved filaree. Surveys will be conducted during the spring blooming period (April–May), and will follow the CNPS Botanical Survey Guidelines (CNPS 2001). Special-status plants identified during the surveys will be mapped using a handheld GPS unit and documented as part of the public record. Surveys will be completed at the site before ground-disturbing activities begin there. If individuals of any of these or other special-status plant species are identified on a project site or in an adjacent area that could be affected by construction traffic or activities, Mitigation Measure BIO-2, and if necessary Mitigation Measure BIO-3, will be implemented.	2 Construction Management Team	2. Obtain and review resume or other documentation of consulting biologist's qualifications. Ensure that all personnel attend environmental training prior to beginning work, and sign the training sign-in sheet. Maintain file of sign-in sheets.	2. Pre-construction and construction

Potential Impact No.	Impact Summary	Mitigation No.	Mitigation Measure	Monitoring and Reporting Program		
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BIOLOGY (Continued)						
	Special Status Plant Species Impacts	**BIO-2**	***Conduct Summer Botanical Surveys -*** The ACSO will retain a qualified botanist or ecologist to survey all project sites and adjacent areas for Congdon's tarplant and big tarplant. Surveys will be conducted during the summer blooming period (July–September), and will follow the CNPS Botanical Survey Guidelines (California Native Plant Society 2001). Special-status plants identified during the surveys will be mapped using a handheld GPS unit and documented as part of the public record. Surveys will be completed on each site before ground-disturbing activities begin there. If individuals of any of these or other special-status plant species are identified on a project site or in an adjacent area that could be affected by construction traffic or activities, Mitigation Measure BIO-2, and if necessary Mitigation Measure BIO-3, will be implemented.	3. Construction Management Team (qualified biologist)	3. Monitor during vegetative clearing and fence installation activities.	3. Construction
	Construction Footprint	**BIO-3**	***Confine Construction Disturbance and Protect Special Status Species -*** Construction disturbance will be confined to the minimum area necessary to complete the work. A setback buffer will be established around any special-status plants on the project site or in an adjacent area that could be affected by construction traffic or activities, and the plants and buffer area will be protected from encroachment and damage during construction by installing temporary construction fencing. Fencing will be bright-colored and highly visible. Fencing will be designed to keep construction equipment away from plants and prevent unnecessary damage to or loss of plants on the project site. Fencing will be installed under the supervision of a qualified botanist to prevent damage during installation. The ACSO and the qualified botanist will consult with CDFG to identify an appropriate buffer diameter around individuals and populations. If any individuals of large-flowered fiddle neck or Mount Diablo fairy lantern are present and cannot be effectively avoided, Mitigation Measure BIO-4 will be implemented.	4. Construction Management Team	4. Monitor to ensure that the Contractor implements measures in Contract Documents, report non-compliance and ensure corrective action.	4. Construction

Potential Impact No.	Impact Summary	Mitigation No.	Mitigation Measure	Monitoring and Reporting Program		
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BIOLOGY (Continued)						
	Special Status Plant Species Impacts	**BIO-4**	***Relocate Mount Diablo Fairy Lantern Bulbs and/or Large- Flowered Fiddle neck to Nearby Appropriate Habitat*** - Large-flowered fiddle neck and Mount Diablo fairy lantern individuals that cannot be effectively avoided per Mitigation Measures BIO-1, BIO-2, and BIO-3 will be relocated under the supervision of a qualified botanist who has experience working with Bay Area native plants. The botanist will coordinate closely with local entities such as East Bay Regional Park District (EBRPD) that have experience managing populations of the species, and will ensure that relocation follows a process similar to that used in other successful relocation efforts in the vicinity. All efforts to avoid populations of large-flowered fiddle neck and Mount Diablo fairy lantern will be exhausted before any relocation measures are implemented. Any relocation of individuals will be coordinated with USFWS and CDFG biologists. If possible, relocation will occur during the dormant season to minimize disruption and shock to the plants. Individuals will be replanted in the closest feasible preserve that offers suitable habitat; the goal will be to establish new populations located such that they do not become part of an existing population of the species, as measured by the potential for genetic exchange among individuals. Planting methods will be selected to minimize disturbance of existing native vegetation and soils at and around the planting site(s). Supplemental watering may be provided as necessary to increase the chances of successful establishment but must be removed following initial population establishment. Planting sites (i.e., habitat suitable for establishing a new population) will be selected based on physical, biological, and logistical factors such as the following to ensure that they are suitable for the establishment of new Mount Diablo fairy lantern populations. Historic range of the species. -Topographic position, including slope and aspect. -Soil type and soil moisture. -Site hydrology. -Presence or absence of typical associated plant species. -Presence or absence of herbivores or plant competitors. -Site accessibility for establishment, monitoring, and protection from trampling by cattle or trail users.			

Potential Impact No.	Impact Summary	Mitigation No.	Mitigation Measure	Monitoring and Reporting Program		
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BIOLOGY (Continued)						
	Migratory Birds	**BIO-5**	***Raptor Species, Migratory Birds*** - White-tailed kites, northern harriers, and Cooper's hawks are known to forage in the project area, and there is some potential for white-tailed kites and Cooper's hawks to nest in riparian habitat along Tassajara Creek. The project area is also considered likely to provide foraging and possibly also nesting habitat for protected migratory birds. Given the presence of nearby developments, all of these species are assumed to be habituated to some level of disturbance associated with human presence . However, the added human presence and increased activity and noise level during construction could disturb raptor species and migratory birds at and near the project sites. If disturbance occurs during the non-nesting period, birds would be expected to relocate to other similar habitat nearby, and impacts are not expected to be significant. By contrast, disturbance during the nesting period (which begins on March 15 and continues through August 31) could result in nest abandonment, egg or chick mortality, and reproductive failure. This could represent a significant impact but would be reduced to a less than significant level by implementation of Mitigation Measure BIO-5 and if necessary BIO-6.			
	Nesting Season	**BIO-6**	***Avoid Site Preparation and Construction Activities during Nesting Period -*** To the extent feasible, all site preparation and ground disturbance will occur outside the migratory bird-nesting period (March 15–August 31). For any activities that occur within the nesting period, Measure BIO-6 will be implemented.			

Potential Impact No.	Impact Summary	Mitigation No.	Mitigation Measure	Monitoring and Reporting Program		
				Responsibility for Implementing	Monitoring and Reporting Actions	Implementation Schedule
BIOLOGY (Continued)						
	Pre-construction Nesting Surveys		***Conduct Surveys for Nesting Raptors and Migratory Birds*** **-** Prior to the start of construction activities that begin between March 15 and August 31 of any year, the ACSO will retain a qualified wildlife biologist to conduct a survey for nesting raptors and migratory birds, including but not limited to Cooper's hawk and white-tailed kite. Surveys will take place no more than 48 hours prior to vegetation and tree removal and will cover all suitable raptor and migratory bird nesting habitat that will be impacted directly or by disturbance, including that potentially used by ground-nesting migratory bird species. If active nests are identified, the biologist will establish no-disturbance buffer zones around the nest tree (or, for ground-nesting species, the nest itself), using temporary orange construction fencing or another highly visible measure. Buffer width and the establishment of buffers will be coordinated with CDFG representatives. Buffers will remain in place for the duration of the nesting season, and no construction presence or activity of any type will be permitted within buffer zones. In general, the minimum buffer zone widths will be as follows: for white-tailed kite—300 feet; other raptors and migratory birds—250 feet. Based on discussion with CDFG, buffer widths may be modified, depending on the proximity of the nest(s) and whether the nest(s) would have a direct line of sight to construction activities, existing disturbance levels at the nest(s), local topography and vegetation, the nature of proposed activities, and the species potentially affected. No construction presence or activity of any kind will be permitted within any buffer zone until the biologist determines that the young have fledged and the nest is no longer active.			
	Red-Legged Frog and California Tiger Salamander Worker Awareness Training	**BIO-7**	***California Red-Legged Frog and California Tiger Salamander -*** Construction activities could result in injury or mortality if red-legged frogs or tiger salamanders are present in the work area. This could occur in a number of ways, but the most likely mechanism is through individuals being crushed by equipment or excavated from burrows or other refugia in upland habitats during ground-disturbing activities. Construction-related impacts could be significant, but would be reduced to a less than significant level by implementation of Mitigation Measures BIO-7 through BIO-10. The ACSO will ensure that all construction personnel receive worker awareness training provided by a qualified wildlife biologist experienced in training non-specialists to ensure that they can recognize California red-legged frogs, California tiger salamanders, and potential upland (dispersal and aestivation) habitat for both species.			

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BIOLOGY (Continued)						
	Pre-construction Clearance CTS Surveys	**BIO-8**	***Conduct Preconstruction Clearance Surveys for California Tiger Salamander -*** Before the onset of site preparation and construction activity, a qualified wildlife biologist will conduct a preconstruction survey for California tiger salamanders within the project footprint. An endoscope will be used to search any suitable burrows in the project footprint. Any salamanders found within the project footprint will be relocated outside the work area by qualified biologists working in accordance with USFWS protocols, before site preparation and construction activities begin. In addition, barrier fencing will be installed along the entire perimeter of the work area. Drift fencing will be installed along the base of the barrier fencing to ensure that no salamanders enter the work area from breeding areas or from aestivation sites. If salamanders are determined to be absent from the project footprint, no further action will be required with regard to this species. If salamanders are present, additional precautions will be taken, per Mitigation Measures BIO-9 and BIO-10.			
	Monitor Construction Near RLF and CTS Habitat	**BIO-9**	***Monitor Activities in and near Frog- and Salamander- Sensitive Areas*** In the event that California red-legged frog or California tiger salamander is found within the project area, a qualified biologist will be present at all times during construction (including fence installation) near frog- and salamander-sensitive areas that have not been previously cleared for these species and surrounded by exclusion fencing. If a California red-legged frog or California tiger salamander is encountered during excavation or any other project activities, activities will cease until the individual has been safely removed and relocated by a USFWS-approved biologist. Relocation will follow all applicable USFWS and CDFG protocols and relocation sites will be approved by USFWS and CDFG, as necessary. Exclusion fencing will be inspected regularly, and any individuals that become trapped will be relocated in accordance with applicable agency protocols. Any incidental take will be reported to USFWS immediately.			

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BIOLOGY (Continued)						
	Implement Measures to Avoid Frog and Salamander Entrapment	**BIO-10**	***Avoid Frog and Salamander -*** To prevent accidental entrapment of California red-legged frogs and California tiger salamanders, all open trenches will be covered at the end of each workday, fully surrounded by silt fences, or equipped with earthen escape ramps. Trenches will be inspected daily before construction to ensure that no animals are trapped and that fences or ramps are intact and working properly.			
	Replace Kit Fox and Badger Habitat Lost Through Project Implementation	**BIO-11**	***Replace Kit Fox and Badger Habitat Loss*** - To address the loss of upland habitat for San Joaquin kit fox and American badger, the ACSO will pay into the USFWS San Joaquin Kit Fox Conservation Fund (Fund), in an amount sufficient to replace permanently lost upland habitat for these species at a 1:1 ratio (based on project acreage). The amount of payment to mitigate for loss of kit fox and badger habitat will be determined by the cost of purchasing project acreage of multi-species upland habitat credits at an accredited upland conservation bank (such as the Ohlone Mitigation Bank) in Alameda County. This will replace the small amount of kit fox and badger habitat that will be permanently removed as a result of the proposed project with equal acreage of upland habitat purchased or protected elsewhere, at a location offering connectivity with other habitat of good quality. Lands conserved through purchases or easements facilitated by the fund would benefit both species as well as California tiger salamander and California red-legged frog and replace the functions and values of the upland habitat that is being permanently lost through implementation of this project.			
	Provide Worker Awareness Training for San Joaquin Kit Fox and American Badger	**BIO-12**	***Provide Worker Awareness Training -*** for San Joaquin Kit Fox and American Badger -All construction personnel will receive worker awareness training provided by a qualified wildlife biologist experienced in training non-specialists to ensure that they can recognize San Joaquin kit foxes and American badgers and their habitat.			

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BIOLOGY (Continued)						
	Preconstruction Surveys for San Joaquin Kit Fox	**BIO-13**	***Preconstruction Surveys for San Joaquin Kit Fox***; As Needed, Implement Exclusion Measures and Monitoring - No more than 30 days prior to the start of construction, a qualified wildlife biologist will conduct a preconstruction survey of all work, staging, and parking areas, and a 250-foot buffer around these areas. All burrows that are observed within the survey area will be measured to determine if they meet the size criteria to provide suitable burrowing habitat. Kit fox signs (scat, prey remains, and/or tracks) will also be noted. All burrows within the project area and buffer that meet the size criteria to provide burrowing habitat for San Joaquin kit fox will be dusted with an appropriate track medium and monitored for 3 days to determine if they are occupied. If there is no kit fox activity observed and the burrows are expected to be destroyed by construction activities, then the burrows will be collapsed after 3 days. A qualified biologist will be onsite to monitor all construction activities in potential kit fox habitat. If a San Joaquin kit fox or kit fox sign is observed during the preconstruction survey or during construction, the ACSO will notify USFWS immediately and will proceed as directed by USFWS, in accordance with applicable USFWS policies and protocols.			
	Limit Normal Construction Activities to Daylight Hours	**BIO-14**	***Limit Normal Construction Activities to Daylight Hours*** To reduce the likelihood that kit fox will be injured or killed by construction vehicles or equipment, normal construction activities will be limited to the hours between 30 minutes after dawn and 30 minutes before dusk.			
BIO-3.5.2.e	**Encroachment Permit**	**BIO-15**	***Encroachment Permit*** - The ACSO will obtain an encroachment permit from the Alameda County Public Works Agency Director for removal of all trees from the project site. As required by the terms of the permit, the ACSO may be required to plant replacement trees in the non-construction areas of the project site as mitigation. Any such plantings would be conducted in accordance with guidelines provided by the Alameda County Public Works Agency. Replacement trees would not necessarily be the same species as those removed, but rather be selected from the County's list of recommended trees.			

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CULTURAL RESOURCES						
			There have been extensive construction activities and a number of soil borings drilled throughout the Site and to date no paleontological resources have been found. It is unlikely that paleontological resources will be encountered during the proposed project activities. However, if potential paleontological resources are discovered during Site preparation, excavation, or project-related activities, work will stop in the area of the find and the contractor will notify the ACSO's project manager immediately. ACSO will then retain a qualified professional paleontologist, as defined by the Society of Vertebrate Paleontology (Society of Vertebrate Paleontology Conformable Impact Mitigation Guidelines Committee 1995) to assess the nature and importance of the find and recommend appropriate treatment, consistent with the Society of Vertebrate Paleontology's 1995 guidelines and all other applicable standards of care. If the paleontologist identifies a need, a state-licensed professional geologist (California PG) will also be retained to assist with evaluating the potential for project work to further disturb the geologic units in which the find was made. Work will not resume in the area of the find until the find has been assessed by the paleontologist and any treatment identified as necessary has been implemented. However, with the paleontologist's approval, work may resume on other portions of the site during evaluation and treatment of the find. Depending on the nature of the find, site-specific geologic conditions, and the project activities planned for the Site, treatment may include paleontological monitoring, preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection, preparation of a report for publication describing the finds, and/or other approaches developed for the Site. The ACSO will be responsible for ensuring that the paleontologist's recommendations regarding treatment and reporting are implemented.	2. Construction Management Team (qualified paleontologist)	2. Obtain and review resume or other documentation of paleontologist and archaeologist qualifications. Ensure that contractor's staff participates in the environmental training prior to beginning work, and sign the training sign-in sheet. Maintain file of sign-in sheets.	2. Pre-construction and construction

Potential Impact No.	Impact Summary	Mitigation No.	Mitigation Measure	Monitoring and Reporting Program		
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CULTURAL RESOURCES (Continued)						
			Disturb any human remains, including those interred outside of formal cemeteries. The proposed project is not likely to require removal of any known historic structures or features nor the disturbance or destruction of subsurface archaeological resources. In the event that cultural resources are found in the course of project activities, work will be suspended while a qualified archaeologist makes an assessment of the area and arrangements are made to preserve any resources that are located. If human remains are discovered at the Site, no further disturbance will occur in the location where the remains are found and the County Coroner will be notified pursuant to Health and Safety Code Section 7050.5. The coroner will determine disposition within 48 hours. If the remains are Native American, the coroner will be responsible for contacting the Native American Heritage Commission within 24 hours, and a Native American most likely descendent will be identified to make recommendation for the appropriate and dignified treatment of the remains (Public Resources Code, section 5097.98).	3. Construction Management Team	3. Monitor to ensure that the Contractor implements measures in Contract Documents, report non-compliance and ensure corrective action.	3. Pre-construction and construction

Potential Impact No.	Impact Summary	Mitigation No.	Mitigation Measure	Monitoring and Reporting Program		
				Responsibility for Implementing	Monitoring and Reporting Actions	Implementation Schedule
GEOLOGY AND SOILS						
GEO-3.7.2.b	**Topsoil**	**GEO-1**	***Result in substantial soil erosion or the loss of topsoil.*** Best Management Practices (BMPs) will be used to control the potential for soil erosion at the Site during construction activities. BMPs will include scheduling activities where possible to minimize the disturbance of soil during the rainy season, proper handling of soil stockpiles, minimizing the area of disturbed soil at the Site, as well as the use of materials and techniques to reduce the potential for erosion in areas where soil is exposed and disturbed. Some soil erosion will occur during construction activities, especially if such activities occur during the rainy season. However, the use of BMPs will reduce the potential for soil erosion to less than significant. After the proposed project build-out, re-grassing of exposed soil areas and landscaping will serve to reduce the potential for soil erosion during Site operations.	1. ACSO	1. Include appropriate language in Contract Documents.	1. Design
				2. Construction Management Team	2. Monitor to ensure that the Contractor implements measures in Contract Documents, report non-compliance and ensure corrective action.	2. Construction

Potential Impact No.	Impact Summary	Mitigation No.	Mitigation Measure	Monitoring and Reporting Program		
				Responsibility for Implementing	Monitoring and Reporting Actions	Implementation Schedule
HAZARDS AND HAZARDOUS MATERIALS						
HAZ-3.8.2.a	**Hazardous Soil and Groundwater**	**HAZ-2**	***Site Health and Safety Plan*** A Site Specific Health and Safety Plan (SSH&SP) in accordance with 29 CFR 1910 must be prepared by the contractor. The SSH&SP will include an evaluation of the level of risk posed by the existing lead and asbestos materials at the Site as well as procedures required to handle and mitigate the potential risk due to lead and asbestos fibers that could be entrained in airborne particulates in the breathing zone during demolition activities; A Lead and Asbestos Abatement Plan (LAAP) prepared in accordance with Federal and State OSHA requirements. This plan will describe detailed procedures including training requirements and certifications needed for personnel that would be involved with the removal of lead and asbestos containing material. Adherence to this plan will reduce the potential hazard posed by lead and asbestos containing material to the public and the environment to less than significant.	1. ACSO	1. Ensure that requirement for contractor to prepare and submit a site health and safety plan is included in contract documents.	1. Design
				2. Construction Management Team	2. Ensure that contractor submits a site health and safety plan and review the plan to ensure that it complies with requirements.	2. Pre-construction
				3. Construction Management Team	3. Monitor to ensure that the contractor implements measures in the site health and safety plan and contract documents, report noncompliance, and ensure corrective action.	. Construction

Potential Impact No.	Impact Summary	Mitigation No.	Mitigation Measure	Monitoring and Reporting Program		
				Responsibility for Implementing	Monitoring and Reporting Actions	Implementation Schedule
HAZARDS AND HAZARDOUS MATERIALS (Continued)						
	Material Disposal	**HAZ-2**	***Materials Disposal Plan*** A Hazardous Material Management Plan prepare in accordance with federal, state and local regulations. This plan will provide procedures for handling, storing and disposing of the lead and asbestos containing materials present at the Site. This plan will include a list of facilities that can be used to dispose of the lead and asbestos containing materials as well as a material spill and prevention plan. The plan may also include routes to be used from the Site to access the I-580 corridor en route to the disposal facility. All construction workers involved with the abatement of lead and asbestos-containing materials on the Site will be required to adhere to the proposed plans. Adherence to this plan will reduce the potential hazard posed by lead and asbestos containing material to the public and the environment to less than significant.	1. ACSO	1. Ensure that requirement for contractor to prepare and submit appropriate materials management plan is included in contract documents.	1. Design
				2. Construction Management Team	2. Ensure that contractor submits an HMDP, WMP, SWPPP, LAAP, and SSH&SP and review plans to ensure that it complies with requirements, including written documentation that the disposal site will accept the waste. Several of these plans may be combined into one required submittal.	2. Pre-construction (i.e., prior to disposal of material off-site)
				3. Construction Management Team	3. Monitor to ensure that the contractor implements measures in the materials disposal plan and contract documents, report noncompliance, and ensure corrective action.	3. Construction

Potential Impact No.	Impact Summary	Mitigation No.	Mitigation Measure	Monitoring and Reporting Program		
				Responsibility for Implementing	Monitoring and Reporting Actions	Implementation Schedule
HAZARDS AND HAZARDOUS MATERIALS (Continued)						
HAZ-3.8.2.b	**Hazardous Material Spills**	**HAZ-3**	***Release of hazardous materials*** - The proposed project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The potential release of hazardous materials to the environment will be reduce to less than significant by strict adherence to HMDP, WMP, SWPPP, LAAP, and SSH&SP. These documents will be required prior to the start of construction activities at the Site. The Waste Management Plan and SWPPP/WPCP will include a section on spill prevention pertaining to the handling of various levels of releases that can occur due to an accident. The spill prevention plan will also limit personnel access to the area of the release thereby minimizing the potential for public exposure to hazardous materials from the Site in the event of an accidental release.	1. ACSO	1. Include appropriate language in Contract Documents requiring submittal of listed materials management plans for review and approval.	2. Design
				2. Construction Management Team	3. Monitor to ensure that the Contractor implements measures in Contract Documents and submittals, report non-compliance and ensure corrective action.	3. Construction

Potential Impact No.	Impact Summary	Mitigation No.	Mitigation Measure	Monitoring and Reporting Program		
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HAZ-3.8.2.d	**Hazardous Materials Storage**	**HAZ-4**	***Hazardous Material Stored Onsite*** - The proposed project Site is not included on a list of hazardous materials sites compiled pursuant to the Government Code Section 65962.5. However, hazardous levels of lead and asbestos were encountered in materials used to construct seven of the buildings on the Site. Mitigation measures as discussed above will be required to protect workers, the public and the environment during demolition activities.	1. ACSO	1. Ensure that requirement for contractor to prepare and submit appropriate materials management plan is included in contract documents.	1. Design
				2. Construction Management Team	2. Ensure that contractor submits an HMDP, WMP, SWPPP, LAAP, and SSH&SP and review plans to ensure that it complies with requirements, including written documentation that the disposal site will accept the waste. Several of these plans may be combined into one submittal.	2. Pre-construction (i.e., prior to disposal of material off-site)
				3. Construction Management Team	3. Monitor to ensure that the contractor implements measures in the materials disposal plan and contract documents, report noncompliance, and ensure corrective action.	3. Construction

Potential Impact No.	Impact Summary	Mitigation No.	Mitigation Measure	Monitoring and Reporting Program		
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HYDROLOGY AND WATER QUALITY						
HYD-3.9.2.a	**Stream Hydrology**	**HYD-1**	The proposed project is not expected to violate any water quality standards or waste discharge requirements. Prior to construction activities a SWPPP or WPCP will be developed by the ASCO. These plans will include BMPs to reduce the potential for pollutant discharge to Tassajara Creek and nearby storm drains. Implementation of the SWPPP or WPCP along with BMPs during the proposed project will reduce the potential for violation of water quality standards or waste discharge requirements to less than significant.	1. ACSO	1. Incorporate appropriate language into Contract Documents.	1. Design
HYD-3.9.2.c		**HYD-2**	The proposed project is not expected to substantially alter the existing drainage pattern of the Site. Currently, storm water runoff from the Site drains towards Tassajara Creek. The proposed project will include a sediment pond in the southern part of the Site. Currently, storm water run-off from the Site drains towards the area where the sediment basin will be constructed. The sediment basin will intercept sediment before surface water drains to Tassajara Creek and will also serve as a source of recharge to groundwater.	2. Construction Management Team	2. Monitor to ensure that the Contractor implements measures in Contract Documents, report non-compliance and ensure corrective action.	2. Construction
HYD-3.9.2.d		**HYD-3**	The proposed project is not expected to substantially alter the existing drainage pattern of the Site or area, including, through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site. The Site currently drains to Tassajara Creek. This drainage pattern will be preserved after the Site is developed. As shown in the architect's rendition (Figure 2- 6 of the MND), development at the Site will not result in a significant amount of additional impervious surfaces and hence is not likely to significantly increase the rate or amount of runoff from the Site.			

Potential Impact No.	Impact Summary	Mitigation No.	Mitigation Measure	Monitoring and Reporting Program		
				Responsibility for Implementing	Monitoring and Reporting Actions	Implementation Schedule
HYDROLOGY AND WATER QUALITY (Continued)						
HYD-3.9.2.e		**HYD-4**	The modifications to Scenario Village will increase the amount of surface water runoff from the Site during the early stages of a rain event due to the increase of impermeable surface area from the new road and buildings. Under current Site conditions, there is a delay between the start of the rain event and when water begins to run off the property. This delay is due to the fact that the initial rain goes towards saturating the soil before run off occurs. The modernization of Scenario Village will reduce the time between the start of the rain event and runoff. This will ultimately increase the amount of runoff from the property. However, the increased run off is not likely to significantly impact the nearby storm water drainage system because most of the surface water from the Site will drain towards and will be captured by the sediment basin that will be part of the new design. The sediment basin will be designed to capture all of the water that is likely to drain from Scenario Village during a typical storm event.			

Potential Impact No.	Impact Summary	Mitigation No.	Mitigation Measure	Monitoring and Reporting Program		
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NOISE AND VIBRATION						
NOI-3.12.2.a	**Community Outreach**	**N-1**	Mitigation Measure N-1 Provide Advance Notification of Construction Schedule to Residents ACSO will provide advance written notification of the proposed construction activities to all residences within 500 feet of the project alignment. Notification will be provided in English. Notification will include a brief overview of the proposed project and its purpose, as well as the proposed construction activities and schedule. It will also include the name and contact information of the ACSO's project manager or representative for resolving any noise concerns.	1. ACSO	1. Ensure that applicable measures are included in Contract Documents.	1. Design
		N-2	Mitigation Measure N-2 Designate Noise Disturbance Coordinator and Provide Resolution for Resident Concerns ACSO's representative or designee will act as noise disturbance coordinator and will be responsible for responding to resident complaints regarding construction noise. The noise disturbance coordinator's name and contact information will be included in the preconstruction notices sent to area residents (see Mitigation Measure N-I). The noise disturbance coordinator will be available during regular business hours to monitor and respond to concerns. In the event a noise complaint is received, the noise disturbance coordinator will be responsible for determining the cause of the complaint and ensuring that all reasonable measures are implemented to correct the problem.	2. Construction Management Team	2. Provide advance notification of construction, including name and phone number of Communications person responsible for addressing noise complaints. Post same information at construction sites.	2. Pre-construction and construction

Potential Impact No.	Impact Summary	Mitigation No.	Mitigation Measure	Monitoring and Reporting Program		
				Responsibility for Implementing	Monitoring and Reporting Actions	Implementation Schedule
NOISE AND VIBRATION (Continued)						
		N-3	Mitigation Measure N-3 Restrict Hours of Construction Activities In addition, the construction contractor selected for the project will be required to implement the following BMPs to minimize noise related to construction traffic and onsite construction activities. Normal construction hours will be 7:00 a.m. to 5:00 p.m., Monday through Friday. No construction will occur on Saturdays, Sundays, or State or National holidays without approval by the ACSO and advance notification of surrounding residents.	3. Construction Management Team	3. Monitor to ensure that the contractor implements measures in contract documents, report noncompliance, and ensure corrective action. Ensure that contractor implements corrective actions in response to noise complaints and document resolution (i.e., effectiveness of corrective action).	3. Construction
		N-4	The nearest noise receptor is the residential development located approximately 500 feet to the southeast of the Site. The line of sight to this nearest receptor is interrupted by a wall of mature eucalyptus trees and an approximate 50-foot elevation difference. The wall of eucalyptus trees, coupled with the elevation difference and the proposed architectural and landscaping designs will likely reduce the effective impacts of noise from site operations. Noise during normal operations at Scenario Village is not likely to have any significant impact on the nearby residence. However, the ACSO will continue to monitor the potential impact of noise during Scenario Village Training exercises in an effort to mitigate the potential impact on the nearby residences.	4. ACSO	4. Monitor noise and record data during operations	4. Post Construction

Potential Impact No.	Impact Summary	Mitigation No.	Mitigation Measure	Monitoring and Reporting Program		
				Responsibility for Implementing	Monitoring and Reporting Actions	Implementation Schedule
TRANSPORTATION AND TRAFFIC						
TRN-3.16.2.a	**Traffic**	**TRN-1**	***Traffic Control Plan Measures*. -** Prepare traffic control plan to include mitigation measure listed below and include any encroachment permits, transportation plans, haul routes, etc required by the City of Dublin.	1. ACSO	1. Incorporate appropriate language in Contract Documents regarding requirement to include enhanced measures, where applicable, into Contractor's Traffic Control Plan.	1. Design
			Cause an increase in traffic - During peak construction activities, approximately 30 to 40 construction workers are expected at the Site. It is anticipated that workers will seek parking in the construction staging area adjacent to the Site. If there is limited parking at the staging areas, it is anticipated that additional parking will be available in the parking lots near the Training Center classroom near the entrance to the Site off Madigan Road. Additional parking will also be available in the parking facilities adjacent to the OES Building. Use of the OES parking facilities may require a shuttle service to transport workers to and from the Site. At best, it is anticipated that up to six truck trips will be needed to carry materials to and from the Site. These trips will be scheduled to occur between 9:00 am and 3:30 pomp when traffic on the access streets and I-580 are likely to be significantly lower that during peak flow. It is important to note that construction activities will be scheduled to occur between 7:30 am to 5:30 p.m. Peak traffic near the Site is expected to be between 6:00 am and 9:00 am in the morning and between 4:30 p.m. and 7:30 p.m. in the evening.	2. Construction Management Team	2. Ensure that Contractor submits Traffic Control Plan with applicable enhanced measures and review to ensure that it complies with requirements, where applicable.	2. Pre-construction
				3. Construction Management Team	3. Monitor to ensure that the Contractor implements measures in Contract Documents, report non-compliance and ensure corrective action.	3. Construction

Potential Impact No.	Impact Summary	Mitigation No.	Mitigation Measure	Monitoring and Reporting Program		
				Responsibility for Implementing	Monitoring and Reporting Actions	Implementation Schedule
UTILITIES AND SERVICE SYSTEMS						
UTL-3.17.2.f	**Solid Waste**	**UTL-1**	***Waste Reduction Measures*** - Solid waste generated by the proposed project will include construction debris, soil and trash. Several hundred cubic yards of waste, (primarily soil) will be generated during the construction phase of the project. The waste will be delivered to a nearby landfill or recycling facility in accordance with federal, state and local regulations. The amount of solid waste generated by the project is likely to be small and would have little impact on the capacity of the nearby disposal facility.	1. ACSO	1. Ensure that applicable measure is included in contract documents, including requirement to prepare and submit an HMDP, WMP, SWPPP, LAAP, SSH&S, and a solid waste recycling plan (SWRP) to ACSO and to the applicable local regulatory agencies if required. Several of these plans may be combined into one required submittal.	1. Design
UTL-3.17.2.a	**Wastewater**	**UTL-2**	***Proper Wastewater Management -*** Wastewater generated during project construction will be handled and managed in accordance with the SWPPP under Regional Water Quality Control Board National Pollution Discharge Elimination System permit. The amount of wastewater generated during the proposed project would be minimal (probably less than 100 gallons per day) and will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. The new classroom will be connected to City water and sewer, however, wastewater generated from use of the new classroom is expected to be less than 200 gallons per day and will not exceed wastewater treatment requirements.	2. Construction Management Team	2. Ensure that contractor submits a solid waste-recycling plan and that it complies with requirements. Obtain documentation of submittal to local regulatory agencies and waste management documentation as applicable from contractor.	2. Pre-construction
UTL-3.17.2.d	**Water Supply**	**UTL3**	***Sufficient Water Supplies*** - Some water will be needed during construction to control dust emissions from the Site and for cleaning of equipment and tools. However, water used during construction activities for dust suppression and for cleaning equipment and tools will be managed in accordance with the SWPPP or WPCP prepared for the proposed project. The amount of water required during construction activities is expected to be relatively small quantities and will be obtained from nearby existing entitlements. No new or expanded entitlements will be needed for water.	3. Construction Management Team	3. Monitor to ensure that the Contractor implements measures in Contract Documents, report non-compliance and ensure corrective action.	3. Construction