MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the 600 Addison Street Project (Project). The MMRP, which is provided in Table A, lists mitigation measures recommended in the IS/MND for the proposed project and identifies mitigation monitoring requirements. The Final MMRP must be adopted when the Zoning Adjustments Board makes a final decision on the Project.

This MMRP has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of an MMRP when mitigation measures are required to avoid significant impacts. The MMRP is intended to ensure compliance during implementation of the project.

The MMRP is organized in a matrix format. The first column identifies the impact and the second column identifies the mitigation measure or other measure that would be implemented for each project impact. The third column, entitled “Monitoring Responsibility,” refers to the agency responsible for oversight or ensuring that the mitigation measure is implemented. The fourth column, entitled “Monitoring Timing,” refers to when the monitoring will occur to ensure that the mitigation action is completed. The fifth column, entitled “Verification,” is for the lead agency to provide verification that the measures have been implemented.

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Table A: Mitigation Monitoring and Reporting Program

Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
3.4 Biological Resources				
The proposed Project could have a substantial adverse effect on special-status and other bird species due to potential collisions with various building elements.	BIO-1: The Project shall implement applicable measures identified in the U.S. Fish and Wildlife Service's (USFWS) best practices for reducing bird strikes with buildings.[1] Specifically, and at a minimum, windows of the proposed buildings shall include external film and/or glass coverings designed to reduce bird strikes. Such measures shall incorporate one or more of the following glazing options for 90 percent of the windows on the west facing building façade, or a lesser amount if appropriate and agreed to by a qualified biologist; 100 percent of all glass balcony elements shall include the same treatments: ● Glass that reflects the ultraviolet light, such as "Ornilux;" ● Glass which has photovoltaic cells embedded such as "IQ Glass," or "Voltalux;" ● Dichroic glass; ● Fritted glass such as Viracon silk-screen; ● Etched glass; ● Translucent glass such as "Profilit;" or ● Film. In addition, all exterior lighting included as a part of the proposed project shall light downwards instead of towards the sky, interior lights shall be turned off at night or automatic shades shall be installed on all west-facing windows, and limited to required security lighting during all times of the year. Furthermore, interior plantings shall be located away from any untreated windows where birds may see them and attempt to fly into them.	City of Berkeley Planning and Development Department	Prior to approval of Final Design by the Design Review Committee	

[1] U.S. Fish and Wildlife Service. 2016. Division of Migratory Bird Management. *Reducing Bird Collisions With Buildings And Building Glass Best Practices*. July.

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	The proposed building treatments and window glazing shall be incorporated into the Final Design Plans and submitted to the City of Berkeley Planning Department for review and approval by a qualified biologist prior to approval of Final Design by the Design Review Committee.			
Demolition of existing structures could adversely affect special-status and common bat roosts.	BIO-2a: Prior to the initiation of demolition or tree removal activities occurring during the spring, summer, or fall months (March 1 through November 30), the Project applicant shall retain a qualified biologist to conduct a presence/absence survey to evaluate the site for the occurrence of bats and bat roosts. The surveys shall be scheduled to allow sufficient time to implement mitigation if bats are found during the survey. The Project applicant shall submit a memorandum with the demolition permit application identifying the qualified biologist retained to conduct the survey and the date of the survey. A second memorandum detailing the findings shall be prepared by the qualified biologist and submitted to the City after completion of the survey.	City of Berkeley Planning and Development Department	Prior to the initiation of demolition or tree removal activities from March 1 through November 30 and prior to submittal of the demolition permit application	

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Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	BIO-2b: If a bat roost is found in any onsite buildings, the species of bat using the roost shall be identified. If the roost is occupied by common species and is not used as a maternity roost, as determined by a qualified biologist, then methods to encourage the bats to leave the roost or to prevent them from returning to the roost shall be implemented prior to roost removal. A mitigation plan shall be developed by the qualified biologist to specify the methods to be used and the timing of the activities. These methods could include removal of roosting sites during the time of day the roost is unoccupied or the installation of one-way doors, allowing the bats to leave the roost but not to re-enter. This mitigation plan shall be submitted to the City for review and approval prior to the initiation of demolition or tree removal activities.	City of Berkeley Planning and Development Department	Prior to the initiation of demolition or tree removal activities from March 1 through November 30	
	BIO-2c: If only common species are observed during the survey of the site and the site is not found to be used as a maternity roost, the Project applicant shall retain a qualified biologist to conduct preconstruction surveys for bat roosts in existing buildings prior to construction activities. The survey shall take place no more than 30 days prior to construction/demolition/removal activities. Preconstruction surveys shall be repeated if demolition or construction activities are delayed more than 30 days.	City of Berkeley Planning and Development Department	30 days (or fewer) prior to construction, demolition, or removal activities	

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Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	BIO-2d: If special-status bats (e.g., pallid bat) are found onsite, and the roost would be disturbed or destroyed during development, an artificial roost shall be provided. The roost shall be constructed and placed onsite or at a City- and CDFW-approved off-site mitigation area prior to removal of the original roost. Materials from the roost site shall be salvaged, when feasible, to be used in the construction of artificial roosts. A mitigation plan specifying the construction details and siting of the structure shall be prepared by the qualified biologist and approved by the City and CDFW prior to removal of the existing roost. The Project applicant shall provide a secure source of funding for the monitoring of the artificial roost for a period of 5 years and for implementing actions to remediate the artificial roost if it does not attract bats. A report documenting the implementation of the plan shall be provided to the City and CDFW within one month of completion of the artificial roost. Annual monitoring reports shall be provided to the City and CDFW by the Project applicant by November 30 of each year, for the 5 year period. The mitigation plan shall be completed and implemented prior to the issuance of a building permit for demolition.	City of Berkeley Planning and Development Department	Prior to the removal of any existing roost Annually prior to November 30 for a 5 year period	
	BIO-2e: If bat roosts are identified for protection as a result of surveys conducted as part of Mitigation Measure BIO-2, pruned limbs or cut trees shall be left on the ground in place for at least 24 hours after cutting to allow any bats that may be roosting in the trees to leave the roosts prior to removal.	City of Berkeley Planning and Development Department	During construction, demolition, or removal activities	

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	BIO-2f: Removal of maternity roosts for any species of bats either common or special-status shall be coordinated with CDFW prior to removal. Maternity roosts for any species of bat, either common or special-status, shall not be demolished until a qualified biologist has determined that the young are able to fly independently of their mothers.	City of Berkeley Planning and Development Department	Prior to removal of any existing roost	
The proposed Project could have a substantial adverse effect on State or federally protected wetlands through direct alteration or fill.	BIO-3: The Project applicant shall compensate for impacts to all areas verified as jurisdictional on the site. The impacted features shall be mitigated at a minimum 1:1 ratio consistent with the Corps "no net loss" policy. The Project applicant shall obtain the necessary permits from the Corps and/or RWQCB (if required) for any fill of jurisdictional areas. All terms of the permits shall be implemented as a condition of the Project. If permits require mitigation at a higher ratio than 1:1, that requirement shall be met.	City of Berkeley Planning and Development Department	Prior to issuance of a building permit	
The proposed Project could conflict with local policies or ordinances related to protected trees.	BIO-4a: The following tree protection measures shall be implemented to protect any street trees that are preserved: ● Tree Avoidance. The Project shall avoid the protected street trees. Tree Protection Fencing (TPF) shall be indicated on the Project plans. ● Tree Protection Fencing. Prior to the start of construction, TPF shall be installed around all Project trees that will be retained. The TPF shall be maintained during the construction to prevent direct damage to trees and their growing environment. The TPF shall consist of a high-visibility fence supported by metal "T-posts." Where a tree is in a tree well or planter, or where the dripline extends into the work area, pedestrian walkways, or vehicle ways and would impede construction or public traffic, installation of the TPF can be adapted to the tree setting to provide the maximum allowable	City of Berkeley Planning and Development Department	Prior to the removal of any mature trees During the construction period	

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	distance between the hardscape/work zone and the trunk. If space is severely constricted and/or the installation of T-posts could damage tree roots, the tree trunks can be wrapped in burlap-wrapped wattle wrapped in high-visibility fence. The TPF or wattle shall be installed as part of the site preparation before construction activities or tree removal or trimming begins and shall be installed under the supervision of a qualified arborist. The TPF shall not be altered in any way that would increase the encroachment on the avoided trees during construction activities. ● Tree Maintenance During Construction and Protection of Root Zones. Tree roots often extend far beyond the canopy dripline. In order to temper soil moisture and temperature, a 5-inch layer of mulch shall be placed within the tree protection zone. Preserved trees shall be provided with supplemental watering at least one month prior to the start of construction and periodically during construction. Individual tree basins shall be watered at a minimum frequency of once every 30 days during between mid-March and Mid-September (warm weather growing season). ● Excavation Work Within the Dripline of Retained Trees Shall be Done with Low Impact Machinery and Hand Tools. If roots of retained trees become exposed during construction and need to be removed to allow construction to proceed, these roots shall be cut cleanly with a sharp blade and covered with soil immediately. Tree roots shall not be pulled or torn. ● Tree Protection Signage. A warning sign that clearly states "Keep Out - Tree Protection Area" shall be prominently displayed on each TPF. The sign shall be			

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	a minimum of 8.5 inches by 11 inches, be laminated in plastic, and placed on all sides of the enclosures. ● Use of Heavy Equipment. Heavy machinery shall not be allowed to operate (excavation, grading, drainage and leveling) or to park within the drip line of avoided trees unless approved by a qualified arborist. ● Storage of Construction Materials and Debris. Construction materials (e.g., gravel, aggregate, heavy equipment) or Project debris and waste material shall not be placed adjacent to or against the trunks of avoided trees. Disposing or depositing of oil, gasoline, chemicals, or other harmful materials within the drip line or in drainage channels, swales, or areas that may lead to the drip line, is strictly prohibited. ● Monitoring. A certified arborist shall be retained for periodic monitoring of the Project site and the health of trees to be avoided. The certified arborist shall be present whenever construction activities that may pose a potential threat to the health of the trees to be avoided may occur. ● Incidental Damage to Retained Trees. The attachment of wires, signs, and ropes to any retained tree is strictly prohibited. Injury to trees shall be avoided. ● Trimming. All pruning of trees shall be performed by a licensed contractor familiar with International Society of Arboriculture pruning guidelines and shall comply with the guidelines established by the International Society of Arboriculture; Best Management Practices; Tree Pruning and any special conditions as determined by a certified arborist			

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	BIO-4b: The coast live oak tree in the southeastern corner of the site shall be transplanted on site, in compliance with the Transplant Procedures and Post-Transplant Maintenance Recommendations outlined in the Existing Oak Tree Health Assessment and Estimate to Transplant report prepared for the proposed Project. These measures shall be incorporated into the final design and construction specifications for the proposed Project and submitted to the City for review and approval prior to issuance of a tree removal permit for the coast live oak. The Project applicant shall provide a report prepared by a certified arborist to the City of Berkeley Planning Department detailing the health and maintenance of the transplanted oak tree on an annual basis for a period of ten years. If the coast live oak tree dies within ten years of being transplanted it shall be replaced on a 1:1 basis. The size of the replacement tree shall be a 15-gallon, or larger, specimen, measuring one inch or more in diameter at a point one foot above the base, and not less than seven feet in height, measured from the base. The size and number of replacement tree(s) shall approximate the value of the tree to be replaced. Tree values shall be determined using the latest edition of "Guide for Plant Appraisal" by the International Society of Arboriculture.	City of Berkeley Planning and Development Department	Prior to the approval of final design	

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3.5 Cultural Resources				
Project construction could result in a substantial adverse change in the significance of a historic archaeological resource.	CUL-1a: Prior to issuance of any building permit involving site grading or ground disturbance, the Project applicant shall retain a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archeology to conduct the pre-construction archaeological testing program recommended in the Cultural Resources Evaluation and Testing Report prepared by Archeo-Tec. The Project applicant shall submit the pre-construction archaeological testing program to the City's Planning Department for review and approval.	City of Berkeley Planning and Development Department	Prior to the issuance of demolition or building permits	
	CUL-1b: Prior to issuance if a building permit involving any potential ground disturbing activity, all construction contractor(s) responsible for overseeing and operating ground-disturbing mechanical equipment (e.g., onsite construction managers and backhoe operators) shall be required to participate in cultural resources awareness and sensitivity training. The purpose of this training is to (1) educate construction personnel regarding the types of archaeological deposits that may be encountered during construction; (2) inform construction personnel of the appropriate procedures that must be used if archaeological deposits or human remains are encountered, including work stoppage, agency notification, and archaeological exposure and removal of significant deposits; and (3) provide cultural sensitivity training to construction personnel to ensure respectful and appropriate behaviors in the vicinity of archaeological deposits and human remains, consistent with the direction of the onsite Ohlone tribal group as identified below.	City of Berkeley Planning and Development Department	Prior to ground-disturbing activities	

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	A qualified archaeologist that meets or exceeds the Secretary of the Interior's Professional Qualifications Standards in archaeology and an Ohlone tribal representative eligible to consult with the City, pursuant to AB 52, shall conduct the training. The Project applicant shall maintain a record of all construction personnel that have received this training and provide the record to the City. These records shall be submitted to the City prior to issuance of a building permit involving any ground disturbing activity and shall be maintained by the applicant throughout the duration of the construction period. A final record shall be submitted to the City prior to issuance of a certificate of occupancy.			
	CUL-1c: The applicant shall retain a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archeology and an Ohlone Native American tribal representative to monitor Project ground disturbance below fill deposits. The monitoring archaeologist can adjust monitoring frequency based on in-field observations of the potential for encountering archaeological deposits. Archaeological and tribal monitoring shall continue until the archaeologist and tribal representative determine that there is a low potential for impacts to intact subsurface archaeological deposits or other deposits of tribal concern. Should an archaeological deposit be encountered during Project subsurface construction, all ground-disturbing activities within 25 feet shall be redirected and the onsite archaeologist and Ohlone monitor shall assess the deposit, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. The City shall be notified by	City of Berkeley Planning and Development Department	Prior to and during ground-disturbing activities	

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	the applicant team within 24 hours of the encounter. If found to be significant by the onsite archaeologist (i.e., eligible for listing in the California Register of Historical Resources), the applicant shall be responsible for funding and implementing appropriate mitigation measures. Per CEQA Guidelines Section 15126.4(b)(3), avoidance of an archaeological historical resource identified during Project construction is the preferred mitigation. The onsite archaeologist, Ohlone monitor, Project applicant, and construction contractor shall consult to determine if preservation in place of the archaeological deposit is feasible. If avoidance is feasible, the archaeologist shall document the resource in situ and shall ensure that additional impacts to the deposit from the Project are avoided. If Project development cannot avoid a resource identified during construction, other mitigation measures shall be implemented. These mitigation measures may include, but would not be limited to, recording the archaeological deposit, data recovery and analysis, and public outreach. Upon completion of the selected mitigations, a report documenting methods, findings, and recommendations shall be prepared and submitted to the City for review.			
	CUL-1d: Should an archaeological deposit be encountered during Project construction activities while an archaeological or tribal monitor is not on site, all ground-disturbing activities within 50 feet shall be redirected and a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archeology and a tribal representative contacted to assess the situation, determine if the deposit qualifies as a historical resource, consult with agencies as appropriate, and make recommendations	City of Berkeley Planning and Development Department	During ground-disturbing activities	

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	for the treatment of the discovery. If the deposit is found to be significant (i.e., eligible for listing in the California Register of Historical Resources), the Project applicant shall be responsible for funding and implementing appropriate mitigation measures.			
3.9 Hazards and Hazardous Materials				
The proposed Project could expose Project site occupants to the release of hazardous materials due to the presence of contaminated soil and groundwater conditions.	HAZ-1: Soil gas samples shall be collected at the Project site and analyzed for VOCs to evaluate whether impacts from VOCs could pose a vapor intrusion concern for the Project site. The soil gas sampling results shall be compared to applicable regulatory screening levels for the protection of human health (e.g., ESLs). The sampling, evaluation, and reporting activities should be performed by a qualified Environmental Professional. If concentrations of VOCs in soil gas exceed applicable regulatory screening levels, the appropriate regulatory agency(ies) (e.g., San Francisco Bay Regional Water Quality Control Board, and/or Department of Toxic Substances Control) shall be notified, and further evaluation and mitigation of the environmental impacts, if necessary, shall be performed under the oversight of the appropriate regulatory agency(ies). Potential mitigations could include installation of vapor barriers or vapor recovery systems that transfer soil gases through exterior ventilation systems. The responsible oversight agency would monitor the effectiveness of the mitigation system and would be required to approve of a work plan that describes the feasibility and operation of the selected system before the City could issue a certificate of occupancy.	City of Berkeley Department of Toxic Substances Control and RWQCB and/or DTSC	Prior to issuance of a certificate of occupancy	

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3.10 Hydrology and Water Quality				
The proposed Project could substantially alter the existing drainage pattern of the site in a manner that could increase the rate or amount of surface runoff that could result in flooding on- or off site.	HYD-1: The Project applicant shall submit a Final Hydrology Study to the City of Berkeley Public Works Department for review and approval prior to issuance of grading and building permits. The Final Hydrology Study shall be prepared consistent with the requirements of the Clean Water Program C.3 Stormwater Technical Guidance, Version 6.0 (October 2017), or subsequent guidance manuals. The Final Hydrology Study shall demonstrate that the on-site drainage facilities are designed and adequately sized to accommodate stormwater runoff from the 10-year and 100-year design storms so that peak flow of stormwater from the project site would not exceed existing conditions. The City shall verify that the drainage facilities specified in the Final Hydrology Study are incorporated into the final project design.	City of Berkeley Public Works Department	Prior to issuance of a building permit	
3.17 Transportation				
The proposed Project could substantially increase hazards due to potential conflicts associated with increased pedestrian and cyclist activity at or near at-grade railroad crossings.	TRA-1: One or more of the following improvements at the Addison Street and Bancroft Way at-grade railroad crossings shall be implemented prior to issuance of a certificate of occupancy, in coordination with and as required by the Union Pacific Railroad, the California Public Utilities Commission, and the City of Berkeley. ● Potential improvements at the Addison Street at-grade crossing shall include one or more of the following: ○ Relocate the existing gate on eastbound Addison Street to improve truck turns from the service access driveway; ○ Install pedestrian warning devices in the northwest and southeast quadrants of the crossing; and ○ If a permanent median is installed on Addison Street, consider providing mountable curbs to	City of Berkeley Planning and Development and Public Works Departments	Prior to issuance of a certificate of occupancy	

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	allow large trucks and emergency vehicles to access the service access driveway; ● Potential improvements at the Bancroft Way at-grade crossing shall include one or more of the following: ○ Improve the automatic gate and warning devices at the crossing; ○ Parking on the north side of Bancroft Way west of the railroad tracks would already be eliminated. Note that parking on the south side of Bancroft Way east of the tracks is currently prohibited. ○ Improve the sidewalk on the north side of Bancroft Way, including across the railroad tracks, to meet ADA requirements.			

Source: 600 Addison Street Project Initial Study/Mitigated Negative Declaration and Response to Comments Memorandum (LSA 2021).