

## ATTACHMENT C: Mitigation Monitoring and Reporting Program

Potential Impact	Mitigation Measure	Monitoring Responsibility	Method of Compliance	Timing of Compliance
<i>Air Quality</i>				
<p><b>AQ-1:</b> Demolition of the buildings would result in dust creation.</p>	<p><b>AQ-1:</b> The EBRPD shall require its construction contractor to implement a dust control plan that shall include the following Basic Construction Mitigation Measures (as appropriate for the building demolition plans) as recommended by the BAAQMD:</p> <p>All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</p> <p>All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</p> <p>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.</p> <p>All vehicle speeds on unpaved roads shall be limited to 15 mph.</p>	<p>EBRPD and Contractors</p>	<p>All measures shall be printed on all construction documents, contracts, and project plans prior to issuance of permits.</p> <p>EBRPD staff shall inspect to ensure any mud and dirt is tracked onto adjacent roadways is removed using wet power vacuum sweepers.</p>	<p>During construction activities.</p>

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<p><b>AQ-2:</b> The demolition of the buildings could result in exposure of people to lead and asbestos.</p>	<p><b>AQ-2:</b> To address the potential for lead and asbestos in buildings to be demolished, the EBRPD shall:</p> <p>Use abatement contractors that are licensed by the State of California and registered with the Department of Occupational Safety and Health (DOSH).</p> <p>Require contractors to remove prior to demolition asbestos-containing material that may be impacted during demolition, in accordance with local, state, and federal asbestos regulations.</p> <p>Require that contractors who have employees working on this project with potential lead-based paint exposure are required to assess lead exposure risk to their employees (as per Cal OSHA lead standard CCR Title 8 Section 1532.1).</p>	<p>EBRPD and Contractors</p>	<p>All measures shall be printed on all construction documents, contracts, and project plans prior to issuance of permits.</p>	<p>Prior to and during demolition activities, as specified in the mitigation measure.</p>

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<i>Biological Resources</i>				
<p><b>BIO-1:</b> Demolition of the buildings could result in disturbance of bats.</p>	<p><b>BIO-1:</b> Since the historic structures on site provide potential habitat for bats, bats could become established within the structures at any time. A follow up bat survey shall be conducted by a qualified bat biologist within three weeks prior to demolition to determine if any roosting bats are present within the Mowry Schoolhouse, Bettencourt House or Brown House. Bat surveys shall consist of a minimum of one daytime survey and two nights of emergence surveys.</p> <p>If no active roosts of protected or special-status species of bats are found, then no further action would be warranted. If a qualified biologist identifies evidence of roosting bats and either a maternity roost or hibernacula (structures used by bats for hibernation) of protected or special-status species of bats is present, the District shall consult with the California Department of Fish and Wildlife (CDFW) regarding appropriate protective measures. The following shall</p>	<p>EBRPD</p>	<p>District staff would ensure that the surveys be completed prior to construction.</p>	<p>Prior to and during demolition activities, as specified in the mitigation measure.</p>

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	<p>be implemented:</p> <hr/> <p>If a bat roost is detected, the bat biologist shall assess the colony to determine if non-volant (young of the year) bats are present. If young are not present, exclusion may proceed as follows: A qualified bat biologist shall exclude the bats from the structures by installing one-way exclusion devices. After the bats vacate the cavities, the bat biologist shall plug the cavities. The demolition contractor shall only remove structures after the bat biologist verifies that the exclusion methods have successfully prevented bats from returning, usually in seven to 10 days.</p> <p>If non-volant bats are determined to be present, the biologist shall only conduct bat exclusion and eviction from February 15 through April 15 and from August 15 through October 30 to avoid impacts on non-volant bats.</p>			
<p><b>BIO-2:</b> Demolition of the buildings could result in disturbance of nesting special</p>	<p><b>BIO-2:</b> If demolition activities occur outside of the nesting bird season (September 1 –</p>	<p>EBRPD</p>	<p>District staff would ensure that the surveys be completed prior to construction.</p>	<p>Prior to and during demolition activities, as specified in the mitigation</p>

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status birds.	January 31), no pre-demolition surveys for migratory birds are necessary. If demolition is scheduled during the migratory bird breeding season (February 1 to August 31), The EBRPD shall ensure that, no more than two weeks prior to the initiation of demolition of the structures and/or tree removals or pruning; or other activities related to the demolition, a qualified biologist shall perform a pre-construction survey for nesting migratory passerines and raptors. If the biologist detects no nesting or breeding activity, work may proceed without restrictions.			measure.
<b><i>Cultural and Historic Resources</i></b>				
<b>HIS-1:</b> The project would result in the demolition of three historically-significant buildings.	<b>HIS-1:</b> The District ( <b>for the Bettencourt and Brown Houses</b> ) and the City of Newark ( <b>for the Mowry Schoolhouse</b> ) shall prepare a report for each building to document its architecture and history. The reports shall consist of the Page & Turnbull report (Page & Turnbull, Inc. Architectural Analyses and Recommendations William Patterson Farming Educational Center, prepared for the East Bay Regional Park District, June, 1991), the reports	EBRPD	A report shall be prepared for each building, as specified in the mitigation measure.	Plans and photographs shall be taken prior to the demolition of the building. The reports shall be completed and filed within six months of the completion of the demolition.  Salvaging shall take place during demolition activities.  Public Interpretation shall take place within a year of the demolition of the buildings.

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	<p>prepared by Ward Hill, as pertinent to each building) plans and drawings of the buildings, copies of any photographs taken in the past, and current interior and exterior photographs.</p> <p>The documentation shall be filed with the Northwest Information Center at Sonoma State University, the repository for the California Historical Resources Information System, the Fremont Museum of History, and other local historical societies, if requested and drawings and historical descriptions shall be used as part of interpretive materials at Ardenwood. In addition, the reports shall be available in an electronic format to allow museums or other interested groups better access to the information</p> <p><b>HIS-2: Salvaging of Materials.</b> Prior to the demolition of the buildings, the District (<b>for the Bettencourt and Brown Houses</b>) and the City of Newark (<b>for the Mowry Schoolhouse</b>) shall salvage any unique or interesting external and internal material and architectural features of the</p>			

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	<p>buildings which may be reused either for educational purposes or be incorporated into other buildings. Deconstruction methods shall be utilized that minimize damage to historical features. Examples of potential items to be salvaged include decorative brackets, corbels, molding, siding, historic paneling, and doors. The District may sell or give salvaged materials to a local historical organization or to a recycling/reuse materials company.</p> <p><b>HIS-3-</b> If the “Reduced Project – Demolition of Bettencourt House and Mowry Schoolhouse, and Retaining Exterior of Brown House” alternative is not chosen, this mitigation measure would be required.</p> <p>Public Interpretation. The District shall prepare a permanent exhibit on immigrant and other Patterson Ranch farm workers and their housing or Brown House specifically, which is the only building stored in Ardenwood that is associated with the historic farm. This could include the history of the building, the workers who lived</p>			

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	in it, and farm working housing in general, any historic and current photographs, drawings, or other historical material. The exhibit shall be placed in a publicly accessible location in Ardenwood.			
<b><i>Hazards and Hazardous Materials</i></b>				
	See AQ-2.			
<b><i>Noise</i></b>				
<b>NOISE-1:</b> Demolition and related activities could result in temporary noise impacts on nearby residences.	<b>NOISE-1:</b> The District shall require its construction contractor to comply with City of Fremont hours of construction.  For construction within 500 feet of any residences, construction hours shall be limited to weekday hours of 7:00 a.m. to 7:00 p.m. and the Saturday or holiday hours of 9:00 a.m. to 6:00 p.m., and Sunday construction is not allowed.		All measures shall be printed on all construction documents, contracts, and project plans prior to issuance of permits.	During demolition activities, as specified in the mitigation measure.
<b><i>Utilities and Service Systems</i></b>				
UTIL-1: The project could result in the addition of solid waste to landfills. The Altamont Landfill near Livermore would likely be utilized for the project. Such waste material is not expected	UTIL-1: If the buildings currently on the project site are demolished, the District shall comply with the requirements of the City of Fremont Municipal Code Section 8.40. The District shall require that		All measures shall be printed on all construction documents, contracts, and project plans prior to issuance of permits.	During demolition activities, as specified in the mitigation measure.



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<p>to result in a significant impact to landfill capacity; however, a mitigation measure has been added to require the salvaging of materials from the buildings to comply with City of Fremont Municipal Code Section 8.40.</p>	<p>the construction contractor salvage as much material as possible, including architectural features, doors, windows, fixtures, etc., to avoid placing such material into landfills. The materials shall be sold or donated by the construction contractor, as directed by the District. Contract specifications shall address this and shall be approved by the EBRPD.</p>			