

STANDARD DEVELOPMENT REQUIREMENTS AND
MITIGATION MONITORING AND REPORTING PROGRAM

ATTACHMENT A

to the
Albrae Industrial Project

1st Addendum
to The Globe Planned District
EIR and Supplemental EIR

STANDARD DEVELOPMENT REQUIREMENTS AND MITIGATION MONITORING AND REPORTING PROGRAM

This Standard Development Requirements and Mitigation Monitoring and Reporting Program (SDR / MMRP) is in compliance with Section 15097 of the CEQA Guidelines, which requires that the Lead Agency “adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects.” The SDR / MMRP lists applicable mitigation measures (“MM”) from the Prior EIR (The Globe) and identifies mitigation monitoring requirements, as well as applicable City Standard Development Requirements (“SDR”).

The first column identifies the SDR and MM.

The second column identifies the monitoring schedule or timing applicable to the project.

The third column names the party responsible for monitoring the required action for the project.

The City of Fremont will oversee monitoring and documenting the implementation of mitigation measures. The project applicant or its construction contractors is responsible for fully understanding and effectively implementing all of the mitigation measures contained within this SDR / MMRP.

Standard Development Requirements/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Implementation	Monitoring/ Inspection
<p>FMC 18.218.050(a) Construction Related Emissions. The following construction measures, as periodically amended by BAAQMD, are required for all proposed development projects to reduce construction-related fugitive dust and exhaust emissions:</p> <ul style="list-style-type: none"> (A) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times daily. (B) All haul trucks transporting soil, sand, or other loose material off site shall be covered. (C) 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. (D) All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. (E) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. (F) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points. 	During construction	Project Sponsor	City of Fremont Building Division

Standard Development Requirements/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Implementation	Monitoring/ Inspection
<p>(G) All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</p> <p>(H) A publicly visible sign shall be posted with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations.</p>			
<p>FMC 18.218.050(b)(2): Nesting Birds. New development projects with the potential to impact nesting birds through tree or shrub removal shall implement the following measures prior to removal of any trees/shrubs, grading, or ground disturbing activities:</p> <p>(A) Avoidance. Proposed projects shall avoid construction activities during the bird nesting season (February 1st through August 31st).</p> <p>(B) Preconstruction Surveys. If construction activities are scheduled during the nesting season, a qualified biologist shall conduct a preconstruction survey to identify any potential nesting activity. The biologist shall determine the number and time frame (prior to construction) of surveys to be conducted.</p> <p>(C) Protective Buffer Zone(s). If the survey indicates the presence of nesting birds, protective buffer zones shall be established around the nests. The size of the buffer zone shall be recommended by the biologist in consultation with the CDFW depending on the species of nesting bird and level of potential disturbance.</p> <p>(D) Initiation of Construction Activities. The buffer zones shall remain in place until the young have fledged and are foraging independently. A qualified biologist shall monitor the nests closely until it is determined the nests are no longer active, at which time construction activities may commence within the buffer area.</p>	Prior to approval of construction-related permit	Project Sponsor	City of Fremont Building Division
<p>FMC 18.218.050(b)(3): Roosting Bats. New development with potential to impact special-status or roosting bat species through demolition of existing structures or removal of trees on site shall conduct the following measures prior to demolition:</p> <p>(A) Preconstruction Surveys. A qualified biologist shall conduct a preconstruction survey during seasonal periods of bat activity (mid-February through mid-October) to determine suitability of structure(s) or trees as bat roost habitat.</p> <p>(B) Protective Buffer Zone(s). If active bat roosts are found on site, a suitable buffer from construction shall be established per the biologist. The biologist shall determine the species of bats present and the type of roost.</p> <p>(C) Mitigation and Exclusion. If the bats are identified as common species, and the roost is not being used as a maternity roost or hibernation site, the bats may be</p>	Prior to approval of construction-related permit	Project Sponsor	City of Fremont Building Division

Standard Development Requirements/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Implementation	Monitoring/ Inspection
<p>evicted using methods developed by a qualified biologist. If special-status bat species are found present, or if the roost is determined to be a maternity roost or hibernation site for any species, then the qualified biologist shall develop a bat mitigation and exclusion plan to compensate for lost roost. The site shall not be disturbed until CDFW approves the mitigation plan.</p>			
<p>FMC 18.218.050(c): Construction Management Plan. Prior to the issuance of the first construction-related permit for a new development project, the project applicant and his/her general contractor shall submit a construction management plan (CMP) for review and approval by the planning and building divisions and other relevant city departments, such as the fire department and the public works department, as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related conditions of approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, erosion and sedimentation control, storm water pollution prevention, noise control, complaint management, and cultural and tribal cultural resource management as applicable. The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.</p>	<p>Prior to approval of construction-related permit</p>	<p>Project Sponsor</p>	<p>City of Fremont Building Division</p>
<p>FMC 18.218.050(d)(1): Notification, Affiliated California Native American Tribes. Within 14 days of determining that an application for a project is complete or a decision by the city is made to undertake a project, the city shall provide formal notification to the designated contact or a tribal representative of traditionally and culturally affiliated California Native American tribes that have requested to receive such notice from the city. The written notification shall include a brief description of the proposed project and its location, project contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to Cal. Pub. Res. Code § 64352.4.</p>	<p>During environmental review</p>	<p>City</p>	<p>COMPLETED</p>
<p>FMC 18.218.050(d)(2): Accidental Discovery of Cultural Resources. The following requirements shall be met to address the potential for accidental discovery of cultural resources during ground disturbing excavation:</p> <ul style="list-style-type: none"> (A) The project proponent shall include a note on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources. (B) The project proponent shall retain a professional archaeologist to provide a preconstruction briefing to supervisory personnel of any excavation contractor to alert 	<p>During construction</p>	<p>Project Sponsor</p>	<p>City of Fremont Building Division</p>

Standard Development Requirements/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Implementation	Monitoring/ Inspection
<p>them to the possibility of exposing buried cultural resources, including significant prehistoric archaeological resources. The briefing shall discuss any cultural resources, including archaeological objects, that could be exposed, the need to stop excavation at the discovery, and the procedures to follow regarding discovery protection and notification of the project proponent and archaeological team.</p> <p>(C) In the event that any human remains or historical, archaeological or paleontological resources are discovered during ground disturbing excavation, the provisions of CEQA Guidelines Sections 15064.5(e) and (f), and of subsection (c)(2)(D) of this section, requiring cessation of work, notification, and immediate evaluation shall be followed.</p> <p>(D) If resources are discovered during ground disturbing activities that may be classified as historical, unique archaeological, or tribal cultural resources, ground disturbing activities shall cease immediately, and the planning manager shall be notified. The resources will be evaluated by a qualified archaeologist and, in the planning manager’s discretion, a tribal cultural monitor. If the resources are determined to be historical, unique archaeological, or tribal cultural resources, then a plan for avoiding the resources shall be prepared. If avoidance is infeasible, then all significant cultural materials recovered shall be, as necessary and at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards. Any plan for avoidance or mitigation shall be subject to the approval of the planning manager.</p> <p>(E) As used herein, “historical resource” means a historical resource as defined by CEQA Guidelines Section 15064.5(a); “unique archaeological resource” means unique archaeological resource as defined by Cal. Pub. Res. Code § 21083.2(g); and “tribal cultural resource” means tribal cultural resource as defined by Cal. Pub. Res. Code § 21074. Collectively, these terms describe “significant cultural materials.”</p>			
<p>FMC 18.218.050(e): <i>Geology and Soils.</i> New development projects with the potential to expose people or structures to substantial adverse effects, including the risk of loss, injury, or death due to seismic activity and potential seismic-related ground shaking including liquefaction, if so determined by a site-specific geotechnical study prepared to the satisfaction of the city engineer or his/her designee, shall implement the following measures prior to or during project construction, as applicable.</p> <p>(A) The project geotechnical consultant shall review all geotechnical aspects of the project building and grading plans (i.e., site preparation and grading, site drainage improvements, and design parameters for foundations,</p>	Prior to approval of construction-related permit	Project Sponsor	City of Fremont Building Division

Standard Development Requirements/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Implementation	Monitoring/ Inspection
<p>and retaining walls). The consultant shall verify that their recommendations, including those regarding the need for further evaluation for potential liquefaction and the presence and lateral extent of any undocumented fill as well as laboratory testing for corrosive soil, have been properly conducted and any necessary design measures are incorporated into the construction plans. The results of the plan review shall be summarized by the geotechnical consultant in a letter and submitted to the city engineer prior to issuance of building permits for the project.</p> <p>(B) The project geotechnical consultant shall inspect, test (as needed), and approve all geotechnical aspects of project construction. The inspections shall include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundations and retaining walls prior to the placement of steel and concrete. The results of these inspections and the as-built conditions of the project shall be summarized by the project geotechnical consultant in a letter and submitted to the city building official/city engineer for review prior to final (as-built) project approval.</p> <p>To further address and reduce impacts related to potential seismic activity and liquefaction, all grading, foundations, and structures for the proposed project would be required to be engineered and designed in conformance with applicable geotechnical and soil stability standards as required by the California Building Code (CBC), as adopted by the city.</p>			
<p>FMC 18.218.050(f): Hazardous Materials. New development projects with the potential to 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, if so determined by a site-specific environmental site assessment prepared to the satisfaction of the fire marshal or planning manager, shall implement the following measures prior to or during project construction, as applicable:</p> <p>(A) A soil management plan (SMP) shall be developed to provide guidelines for the appropriate handling and management of soil with known contaminants or recognized environmental condition (REC) concentrations above the applicable screening levels recommended in the California Department of Toxic Substances Control (DTSC) Office of Human and Ecological Risk (HERO) guidance document Human Health Risk Assessment or similar document provided by DTSC.</p> <p>Prior to issuance of building and/or grading permits for site development, remediation work to remove known contaminants or RECs at the subject property shall be implemented to the satisfaction of the Alameda County Water District (ACWD), city of Fremont fire department, California Department of Toxic Substance Control (DTSC), or other appropriate agency having jurisdiction, depending on the location (e.g., depth) and the type of REC found and the jurisdictional</p>	During construction	Project Sponsor	City of Fremont Building Division

Standard Development Requirements/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Implementation	Monitoring/ Inspection
<p>purview of the agencies. Completion of the remediation work and procurement of an appropriate closure document or written statement that the remediation work has been satisfactorily completed and without further conditions or obligations shall be submitted to the satisfaction of the city of Fremont community development department. Compliance with this mitigation may require the applicant or their agent to complete a preliminary endangerment report, voluntary cleanup agreement or other documentation as determined by the appropriate agency and receive concurrence that the site's REC's have been resolved.</p>			
<p>FMC 18.218.050(g): Noise. To reduce the potential for noise impacts during construction, the following requirements shall be implemented:</p> <ul style="list-style-type: none"> (A) Construction equipment shall be well-maintained and used judiciously to be as quiet as practical. (B) Construction, excavating, grading, and filling activities (including the loading and unloading of materials, truck movements, and warming of equipment motors) shall be limited as provided in Section 18.160.010. (C) All internal combustion engine-driven equipment shall be equipped with mufflers, which are in good condition and appropriate for the equipment. (D) The contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists. (E) Loading, staging areas, stationary noise generating equipment, etc., shall be located as far as feasible from sensitive receptors. (F) The contractor shall comply with Air Resource Board idling prohibitions of unnecessary idling of internal combustion engines. (G) Signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and a contact number for the project sponsor in the event of noise complaints. The applicant shall designate an on-site complaint and enforcement manager to track and respond to noise complaints. (H) Temporary noise barriers, such as solid plywood fences, shall be installed around construction sites adjacent to operational businesses, residences or noise-sensitive land uses, unless an existing wall or other barrier provides equivalent noise attenuation. (Ord. 27-2016 § 37, 12-6-16; Ord. 23-2018 § 41, 10-2-18; Ord. 05-2021 § 52, 4-20-21.) 	During construction	Project Sponsor	City of Fremont Building Division
<p>MITIGATION MEASURE 3.1.2: Reduce Vehicle Trips. The following are feasible mitigation measures identified by the BAAQMD for commercial development:</p> <ul style="list-style-type: none"> • Provide transit facilities, e.g., bus bulbs/turnouts, benches, shelters, etc. • Provide bicycle land and/or paths, connected to community-wide 	Preliminary approval prior to construction permits	Project Sponsor	City of Fremont Planning Division

Standard Development Requirements/Mitigation Measures	Mitigation Implementation/Monitoring		
	When Required	Implementation	Monitoring/ Inspection
<p>network.</p> <ul style="list-style-type: none"> • Provide sidewalks and/or paths, connected to adjacent land uses, transit stops, and/or community-wide network. • Provide secure and conveniently located bicycle storage. • Provide preferential parking for electric or alternatively-fueled vehicles. • Implement feasible TDM measures including a ride-matching program, coordination with regional ridesharing organizations and provision of transit information. 			
<p>MITIGATION MEASURE 3.2.2: Preparation and Implementation of an Emergency Action Plan. As a condition of Project Approval, the Project Applicant shall be required to develop and implement an Emergency Action Plan to be activated at the Project site in the event of an accidental release of hazardous substances at any facility near the Project site. Such a plan may identify measures to be taken to enable those at the Project site to “shelter in place” as necessary, and shall be approved by the Fremont Fire Department prior to the issuance of any Certificate of Occupancy at the Project site.</p>	Prior to issuance of Certificate of Occupancy for any given building	Project Sponsor	Fremont Fire Department
<p>MITIGATION MEASURE 3.2.3: Survey and Properly Handle Materials from Structures that May Contain Asbestos or Lead-Based Paint. Prior to demolition or renovation of structures built before 1978, a survey for the presence of asbestos-containing materials (ACM) shall be conducted by Asbestos Hazard Emergency Response Act (AHERA)-certified personnel, trained according to state and federal regulations. Structures shall also be surveyed for the presence of lead-based paint. If the results of the survey detect the presence of lead-based paint, construction shall be performed in accordance with the Lead in Construction Standard (8 Cal. Code of regulations Section 5132.1). ACM will be removed in accordance with the requirements of Cal OSHA (8 Cal. Code of regulations 5129) and the Bay Area Air Quality Management District (BAAQMD).</p>	During construction	Project Sponsor	City of Fremont Building Division