

<p><b>Department: RMA-Public Works</b></p> <p><b>Mitigation Monitoring and/or Reporting Program</b></p>	<p><b>Project Name:</b> East and West Wings Renovation Project; Administration Building tenant improvements</p> <p><b>File No:</b> REF140014</p> <p><b>APNs:</b> 002-253-027</p> <p><b>Approval by:</b> Board of Supervisors</p> <p><b>Date:</b> May 12, 2015</p>
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*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
	3.2-1	<p>All construction contracts for outdoor work will require the following:</p> <ul style="list-style-type: none"> <li>Water all active construction sites at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.</li> <li>Prohibit all grading activities during periods of high wind (over 15 mph).</li> <li>Apply non-toxic soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).</li> <li>Cover all trucks hauling dirt, sand or loose materials, or maintain at least 2 feet of freeboard.</li> <li>Cover inactive storage piles.</li> <li>Sweep streets if visible solid material is carried out from the construction site.</li> <li>Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure</li> </ul>	<p>Ensure that the mitigation measure is included in all construction documents so that bids and contracts include these requirements.</p> <p>Ensure that the mitigation measure is being implemented.</p>	<p>RMA-PW</p> <p>RMA-PW</p>	<p>Prior to issuance of RFP</p> <p>During Construction</p>	

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		compliance with Rule 402 (Nuisance).				
	3.3-1a	Should any previously undisturbed cultural, historic or archaeological resources be uncovered in the course of site preparation, clearing or grading activities, all operations within 150 feet of the find shall be halted until such time as a qualified professional archaeologist can be consulted to evaluate the find and recommend appropriate action. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.	<p>Ensure that the mitigation measure is included in all construction documents so that bids and contracts include these requirements.</p> <p>Stop work within 150 feet of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.</p> <p>Ensure that the mitigation measure is being implemented.</p>	RMA-PW  Contractor/ RMA-PW/ Archaeologist  RMA-PW	Prior to issuance of RFP  During Construction  During Construction	

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	3.3-1b	<p>In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of Monterey County has determined whether the remains are subject to the coroner's authority. This is in accordance with Section 7050.5 of the California Health and Safety Code. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of identification. Pursuant to Section 5097.98 of the Public Resource Code, the Native American Heritage Commission will identify a "Native American Most Likely Descendent" to inspect the site and provide recommendations for the proper treatment of the remains and any associated grave goods.</p>	<p>Ensure that the mitigation measure is included in all construction documents so that bids and contracts include these requirements.</p> <p>Ensure that the mitigation measure is being implemented.</p>	RMA-PW  RMA-PW	Prior to issuance of RFP  During Construction	

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	3.3-2a	<p>To ensure compliance with Standard 5, distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterized the property will be preserved. The following mitigations shall be incorporated with project construction.</p> <ul style="list-style-type: none"> <li>• Courtyard landscaping shall be replaced or pruned to allow for greater visibility of the Jo Mora sculpture, building design features, and the courtyard in general.</li> <li>• Repair of the windows and doors shall be the first option, if feasible to obtain the objectives of the project. Replacement of windows and doors shall be considered the second option only if repair cannot be done. The National Park Service Preservation Briefs 13 (see EIR <b>Appendix B</b>) shall be consulted and followed as specific plans are made and products considered for windows and doors in order to maintain the historic appearance of distinctive features.</li> <li>• Prior to renovation activities that will affect the existing elevator and/or recessed exterior doors, the County shall take measures to ensure that the existing decorative features are properly protected and preserved for reapplication. If it is determined that the decorative features cannot be properly protected in place, the decorative features shall be removed and kept in a safe place and reapplied after renovation activities are complete. If it is determined that the decorative features cannot be reapplied in the same manner as they currently exist, the decorative features are to be applied within the building near the existing elevator and/or recessed exterior doors in order to retain the historic location of these features, whichever is applicable.</li> <li>• The former law library shall be retained as a distinct space as part of the renovation. The historic features of the former law library, including bookcases, molding, and fabric, shall be retained and repaired.</li> </ul>	<p>Ensure that the mitigation measure is included in all construction documents so that bids and contracts include these requirements.</p> <p>Ensure that the mitigation measure is being implemented.</p>	RMA-PW  RMA-PW	Prior to issuance of RFP  During Construction and prior to a final inspection	

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	3.3-2b	<p>To ensure compliance with Standard 6, deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. The following mitigation shall be incorporated and/or noted on the final project plans and implemented with project construction.</p> <ul style="list-style-type: none"> <li>If deteriorated features are discovered during the renovation of the building, these features shall be repaired or replaced in a way that matches the old in design, color, texture, and, where possible, materials in order to be consistent with Standard 6.</li> </ul>	<p>Ensure that the mitigation measure is included in all construction documents so that bids and contracts include these requirements.</p> <p>Ensure that the mitigation measure is being implemented.</p>	RMA-PW  RMA-PW	Prior to issuance of RFP  During Construction	
	3.3-2c	<p>To ensure compliance with Standard 7, chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials, such as the Mora sculptures, will not be used. The following mitigation shall be incorporated and/or noted on the final project plans and implemented with project construction.</p> <ul style="list-style-type: none"> <li>All cleaning of the exterior of the building, including the doors, concrete facades, and sculptural elements, shall follow guidelines presented in Preservation Brief 15 (NPS 2007). In all cases, the gentlest methods shall be employed.</li> </ul>	<p>Ensure that the mitigation measure is included in all construction documents so that bids and contracts include these requirements. Provide the Preservation Brief in the RFP and attach to all construction drawings.</p> <p>Ensure that the mitigation measure is being implemented.</p>	RMA-PW  RMA-PW	Prior to issuance of RFP  During Construction	

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	3.3-2d	<p>To ensure compliance with Standard 9 and 10, new additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationship that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. The following mitigations shall be incorporated and/or noted on the final project plans and implemented with project construction.</p> <ul style="list-style-type: none"> <li>• The project includes retrofitting to meet current seismic building standards. The retrofitting shall be designed to be inconspicuous and not be visible from street level public spaces and conform to the consideration identified in Preservation Brief 41 (NPS 1997).</li> <li>• Specific to the second floor walkway/pedestrian bridge, this element shall use floor-to-ceiling glass; a floor check that is as thin as architecturally feasible and that presents a profile that does not impede on the verticality of the columns; a non-reflective material for the floor deck; and a color that is consistent with the building. The design shall be as transparent and unobtrusive as possible, with no diagonal bracing. The walkway shall be designed in such a manner that it will be possible to remove it in the future without impacting the form or integrity of the existing building.</li> </ul>	<p>Ensure that the mitigation measure is included in all construction documents so that bids and contracts include these requirements. Provide the Preservation Brief in the RFP and attach to all construction drawings.</p> <p>Ensure that the mitigation measure is being implemented.</p>	RMA-PW  RMA-PW	Prior to issuance of RFP  During preparation of construction drawings and during Construction	

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	3.5-2a	<p>The Applicant shall prepare to close and abandon the UST in accordance with the scope of work prepared by Axiom Engineers, Lee and Associates on May 15, 2003. In addition, the applicant shall comply with all conditions specified by MCHD as described below:</p> <ul style="list-style-type: none"> <li>• The Applicant shall secure all appropriate permits from MCHD. This includes a soil-boring permit for obtaining soil samples.</li> <li>• An inspector from the MCHD shall be on site during any sampling of the soil in the vicinity of the UST, and when the sand slurry is placed in the UST.</li> <li>• The Applicant shall prepare and submit a site safety plan to the MCHD prior to commencing work. Documentation of Hazwopper Training from the contractor and all employees is to be included in the site safety plan submittal.</li> <li>• The MCHD Maximum Contamination Levels will be used to assess any and all on site soil contamination.</li> </ul>	<p>Ensure that the mitigation measure is included in all construction documents so that bids and contracts include these requirements.</p> <p>Ensure that the mitigation measure is being implemented.</p>	<p>RMA-PW</p> <p>RMA-PW</p>	<p>Prior to issuance of RFP</p> <p>During Construction</p>	

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	3.5-2b	Prior to any renovations, the County shall retain a qualified licensed asbestos abatement contractor to generate abatement drawings based on the results of the sampling and testing performed by ATC and reported in the Suspected Hazardous Materials Assessments for the North, South and East Wings (April 2003). All appropriate asbestos removal permits shall be approved and implemented prior to any construction or renovation activities at the site.	Ensure that the mitigation measure is included in all construction documents so that bids and contracts include these requirements.  Prepare drawings.  Ensure that the mitigation measure is being implemented.	RMA-PW  Contractor  RMA-PW	Prior to issuance of RFP  Prior to RFP  During Construction	
	3.5-2c	Materials containing amounts of asbestos greater than 1% shall be removed and disposed of by a licensed asbestos abatement contractor using appropriate engineering controls and personal protective equipment, prior to any future restoration.	Ensure that the mitigation measure is included in all construction documents so that bids and contracts include these requirements.  Ensure that the mitigation measure is being implemented.	RMA-PW  RMA-PW	Prior to issuance of RFP  During Construction	
	3.5-2d	Contractors responsible shall notify Cal/OSHA district office at least 24 hours prior to any asbestos related work.	Ensure that the mitigation measure is included in all construction documents so that bids and contracts include these requirements.  Ensure that the mitigation measure is being implemented.	RMA-PW  RMA-PW	Prior to issuance of RFP  During Construction	
	3.5-2e	Abatement contractors shall notify MBUAPCD at least ten (10) working days prior to any asbestos related work.	Ensure that the mitigation measure is included in all construction documents so that bids and contracts include these requirements.  Ensure that the mitigation measure is being implemented.	RMA-PW  RMA-PW	Prior to issuance of RFP  During Construction	

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	3.5-2f	Prior to any renovation, all flaking or peeling lead containing paint (LCP) shall be removed and disposed of by an abatement contractor using worker protection and proper engineering controls. Lead related activities shall not include the use of wire brushing, flame torching, dry scraping, sanding, stripping, abrasive methods, or the use of heat guns unless proper engineering controls and worker protection are in place.	Ensure that the mitigation measure is included in all construction documents so that bids and contracts include these requirements.  Ensure that the mitigation measure is being implemented.	RMA-PW  RMA-PW	Prior to issuance of RFP  During Construction	
	3.5-2g	At the time of removal, LCP samples shall be collected and analyzed to determine whether waste is considered a non-hazardous solid or hazardous waste before transporting to a landfill.	Ensure that the mitigation measure is included in all construction documents so that bids and contracts include these requirements.  Submit results of sampling to RMA-PW.  Ensure that the mitigation measure is being implemented.	RMA-PW  Contractor  RMA-PW	Prior to issuance of RFP  At time of removal.  During Construction	
	3.5-2h	Materials containing PCBs shall be removed prior to renovation and handled and disposed of as hazardous waste. There are two disposal options for PCB ballasts: (1) placement in lab packs for disposal in a hazardous landfill, or (2) incineration at a facility permitted to incinerate PCB waste. Fluorescent tubing may be recycled at an authorized facility, or up to 25 tubes may be disposed of at one time per bin at a Class III landfill.	Ensure that the mitigation measure is included in all construction documents so that bids and contracts include these requirements.  Ensure that the mitigation measure is being implemented.	RMA-PW  RMA-PW	Prior to issuance of RFP  During Construction	