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<p>completely operational and any facilities located within the right-of-way shall be approved by and dedicated to the City prior to issuance of certificate of occupancy.</p>				
<b>LAND USE AND PLANNING</b>				
<b>LU-1: Rezone</b>				
<p>Demolition permits shall not be issued unless and until a rezone is approved by the City of Berkeley that would change the zoning on the western portion of the medical office building site from Mixed-Use Light Industrial (MU-LI) to West Berkeley Commercial (C-W).</p>	<p>Rezone a portion of the project site</p>	<p>Prior to issuance of demolition permits</p>	<p>City of Berkeley Department of Planning and Development</p>	
<b>NOISE</b>				
<b>NOI-1: Construction Vibration Reduction Measures</b>				
<p>Prior to issuance of grading permits, the applicant shall incorporate the following actions into a construction management plan subject to review and approval by the City:</p> <ul style="list-style-type: none"> <li>▪ The applicant or contractor shall ensure that construction activities involving vibratory rollers, large bulldozers, or loaded trucks that create a vibration disturbance across the Project's shared property line with the Covenant Worship Center (2622 San Pablo Avenue) do not occur during the regular posted services times at the Covenant Worship Center, currently listed as Sundays at 10:30 AM and 6:00 PM and Wednesdays at 7:00 PM.</li> <li>▪ The applicant or contractor shall, to the extent technically and economically feasible, limit the use of vibratory rollers, large bulldozers, or loaded trucks within 75 feet of the nearest wall of the Covenant Worship Center, or Fantasy Studios (2600 Tenth Street) to no more than 30 vibration events per day, as defined by the Federal Transit Administration and detailed in Table 22 Groundborne Vibration Impact Criteria for Human Annoyance of the MIND.</li> <li>▪ The applicant or contractor shall, to the extent technically and economically feasible, limit the use of jackhammers within 25 feet of the nearest wall of the Covenant Worship Center, or Fantasy Studios to no more than 70 vibration events per day, as defined by the Federal Transit</li> </ul>	<p>Create a construction management plan subject to review and approval by the City</p>	<p>Prior to the issuance of grading permits</p>	<p>City of Berkeley Department of Planning and Development</p>	



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<p>Administration and detailed in Table 22 Groundborne Vibration Impact Criteria for Human Annoyance of the MND.</p> <ul style="list-style-type: none"> <li>The applicant or contractor shall provide tenants of the three residential units atop the Missouri Lounge, the Covenant Worship Center, Fantasy Studios, and residents within a 500-foot radius of the project sites with a notification at least 24 hours prior to vibration-generating construction activities.</li> </ul>	<p>Create a construction management plan subject to review and approval by the City</p>	<p>Prior to the issuance of grading permits</p>	<p>City of Berkeley Department of Planning and Development</p>		
<p><b>NOI-2: Construction Noise Abatement</b></p>					
<p>Prior to issuance of grading permits, the applicant shall incorporate the following actions into a construction management plan subject to review and approval by the City:</p> <ol style="list-style-type: none"> <li>The applicant or contractor shall equip all internal combustion engine-driven equipment with mufflers that are in good condition and appropriate for the equipment.</li> <li>The applicant or contractor shall use quiet models of air compressors and other stationary noise sources where technology exists.</li> <li>The applicant or contractor shall locate stationary noise-generating equipment as far as feasible from the nearest noise-sensitive receptors.</li> <li>The applicant or contractor shall prohibit unnecessary idling of internal combustion engines.</li> <li>The applicant or contractor shall construct solid plywood fences around the construction site adjacent to operational businesses, including the Covenant Worship Center (2622 San Pablo Avenue).</li> <li>The applicant or contractor shall ensure that construction activities that generate excessive noise that creates noise disturbance across the Project site's shared property line with the Covenant Worship Center (2622 San Pablo Avenue) do not occur during regular posted services at the Covenant Worship Center, currently listed as Sundays at 10:30 AM and 6:00 PM and Wednesdays at 7:00 PM.</li> <li>The applicant or contractor shall ensure that supporting construction activities, including the loading and unloading of materials and truck movements, are limited to the hours of</li> </ol>					

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<p>7:00 a.m. to 7:00 p.m. on weekdays and between the hours of 9:00 a.m. and 8:00 p.m. on Saturdays, or as stipulated in the conditions of approval if more restrictive. No construction-related activity shall occur on Sunday or any Federal Holiday without explicit permission from the City of Berkeley.</p> <p>8. The applicant or contractor shall notify adjacent businesses, the Covenant Worship Center, and residents within a 500-foot radius of the project sites of the construction schedule in writing at least 7 days before beginning construction. The applicant or contractor also shall designate a “construction liaison” responsible for responding to any local complaints about construction noise. The liaison shall determine the cause of noise complaints (e.g., starting too early, bad muffler) and institute reasonable measures to correct the problem. The applicant or contractor shall conspicuously post a telephone number for the liaison on-site.</p>	<p>Create a construction management plan subject to review and approval by the City</p>	<p>Prior to the issuance of grading permits</p>	<p>City of Berkeley Department of Public Works, Transportation Division</p>		
<p><b>TRANSPORTATION</b></p>					
<p><b>T-1: Reimbursement Agreement to Facilitate Traffic Improvements</b></p>					
<p>A Reimbursement Agreement shall be established between the applicant and the City prior to the issuance of required project permits. The Reimbursement Agreement shall specify the improvements to be accomplished as set forth below, the timing of the improvements, the proportionate share of improvement costs, the timing of the reimbursement payments, and a mutual commitment to use best efforts to coordinate and expedite the installation of the improvements with the goal of providing them before the project receives its first certificate of occupancy. Upon completion of the traffic improvements, the City shall then reimburse the applicant the City’s pro-rata share of the traffic improvements over a multi-year period as shall be more specifically described in the Reimbursement Agreement.</p>					
<p><b>a. Intersection Improvements.</b> Dedicated westbound and eastbound left-turn lanes at the San Pablo Avenue/Dwight Way intersection, as determined necessary by the City Engineer.</p>					
<p><b>b. Signal Installation.</b> Signalization of the San Pablo</p>					

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Avenue/Parker Street intersection and coordinated signal timing with the adjacent intersections on San Pablo Avenue.					
<b>T-2: Driveway Safety</b>					
The applicant shall provide 10 feet of red curb on either side of the project driveways on Tenth and Parker Streets to improve sight distance between vehicles exiting the project driveways and motorists and bicyclists on Tenth and Parker Streets. Improvements shall occur prior to certificate of occupancy.	Provide 10 feet of red curb on either side of the project driveways on Tenth and Parker Streets	Prior to occupancy clearance	City of Berkeley Department of Public Works, Transportation Division		

Mitigation Monitoring and Reporting Program

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