

## Mitigation Monitoring and Reporting Program for the Oak Park Properties Specific Plan Environmental Impact Report Pleasant Hill, California

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## **PREFACE**

Pursuant to Public Resources Code Section 21081.6, the City of Pleasant Hill (lead agency) hereby finds that the mitigation measures set forth in the Mitigation Monitoring and Reporting Program (MMRP) will reduce or avoid the potentially significant and significant impacts of the Specific Plan (proposed plan) to the extent feasible for the reasons described in the Environmental Impact Report (EIR). The lead agency intends for each of the mitigation measures to be adopted as recommended in the EIR. In the event of any inconsistencies between the mitigation measures set forth in the EIR and the MMRP, the MMRP shall control.

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**Table 1: Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<b>Aesthetics</b>					
<p><b>MM AES-4: Adhere to City’s Design Review Process</b>  <b>Civic Project and Residential Project:</b> As part of the City’s review process, the Civic Project and Residential Project shall each include the following features in its design review submittal:</p> <ul style="list-style-type: none"> <li>Structures facing a public street or neighboring property shall use minimally reflective glass, and other materials and colors used on the exterior of buildings and structures shall be selected with attention to minimizing reflective glare.</li> </ul>	<p><b>Civic Project and Residential Project:</b>                      Include in design review submittal documents</p>	<p><b>Civic Project and Residential Project:</b>                      Prior to issuance of building permit</p>	<p><b>Civic Project and Residential Project:</b>                      City of Pleasant Hill, Planning Division</p>		
<b>Air Quality</b>					
<p><b>MM AIR-2: Implement BAAQMD Best Management Practices During Construction</b>  <b>Civic Project and Residential Project:</b> The following Best Management Practices (BMPs), as recommended by the BAAQMD, shall be included in the design of the Civic Project and Residential Project and implemented during construction:</p> <ul style="list-style-type: none"> <li>All active construction areas shall be watered at least two times per day.</li> <li>All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least three times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces.</li> <li>All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard.</li> <li>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.</li> <li>All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.</li> </ul>	<p><b>Civic Project and Residential Project:</b>                      Include in project construction documents; City of Pleasant Hill, Building Division shall inspect the worksite regularly to ensure the construction mitigation measures are implemented</p>	<p><b>Civic Project and Residential Project:</b>                      Prior to issuance of building permit and during construction</p>	<p><b>Civic Project and Residential Project:</b>                      City of Pleasant Hill, Building, Engineering and Planning Divisions</p>		

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<ul style="list-style-type: none"> <li>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.</li> <li>Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage regarding idling restrictions shall be provided for construction workers at all access points.</li> <li>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.</li> <li>The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The City of Pleasant Hill and the construction contractor shall take corrective action within 48 hours. The BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations.</li> </ul>					
<p><b>MM AIR-3: Use Construction Equipment That Meets Tier IV Off-road Emission Standards</b>  <b>Civic Project and Residential Project:</b> During construction activities, all off-road equipment with engines greater than 50 horsepower shall meet either EPA or ARB Tier IV Interim off-road emission standards. The construction contractor for the Civic Project and for the Residential Project shall maintain records concerning its efforts to comply with this requirement, including equipment lists. Off-road equipment descriptions and information may include but are not limited to equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number.                      If engines that comply with Tier IV Interim off-road emission</p>	<p><b>Civic Project and Residential Project:</b>                      Incorporate into bid documents;                       On-site inspection and submittal of logs</p>	<p><b>Civic Project and Residential Project:</b>                      Prior to issuance of building permit                       Prior to any fuel powered grading or construction activities</p>	<p><b>Civic Project and Residential Project:</b>                      City of Pleasant Hill, Building, Engineering and Planning Divisions</p>		

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standards are not commercially available, then the construction contractor for the Civic Project and for the Residential Project shall use the next cleanest piece of off-road equipment (e.g., Tier III) available. For purposes of this mitigation measure, “commercially available” shall mean the availability of Tier IV Interim engines taking into consideration factors such as (i) critical-path timing of construction; and (ii) geographic proximity to the Civic Project and Residential Project of equipment. The contractor can maintain records for equipment that is not commercially available by providing letters from at least two rental companies for each piece of off-road equipment where the Tier IV Interim engine is not available.					
<b>Biological Resources</b>					
<p><b>MM BIO-1a: Avoid Active Migratory Bird Nests During Construction</b>  <b>Civic Project and Residential Project:</b> The following measures shall be implemented for construction work during the nesting season (February 15 through August 31):</p> <ul style="list-style-type: none"> <li>Implementation of the following avoidance and minimization measures would avoid or minimize potential effects to migratory birds and habitat in and adjacent to the Civic Project and Residential Project sites. These measures shall be implemented for construction work in the plan area that occurs during the nesting season (February 15 through August 31): <ul style="list-style-type: none"> <li>If construction or tree removal is proposed during the breeding/nesting season for migratory birds (typically February 15 through August 31), a qualified Biologist shall conduct pre-construction surveys for northern harrier and other migratory birds within the construction area, including a 300-foot survey buffer, no more than 3 days prior to the start of ground disturbing activities in the construction area.</li> </ul> </li> </ul>	<p><b>Civic Project and Residential Project:</b> Pre-construction surveys by a qualified Biologist; submittal of survey documents; periodic on-site inspection and monitoring</p>	<p><b>Civic Project and Residential Project:</b> No more than 3 days prior to the start of ground disturbing activities in the construction area between February 15 and August 31</p>	<p><b>Civic Project and Residential Project:</b> City of Pleasant Hill, Planning Division; United States Fish and Wildlife Service and/or California Department of Fish and Wildlife (as appropriate)</p>		

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<ul style="list-style-type: none"> <li>- If an active nest is located during pre-construction surveys, USFWS and/or CDFW (as appropriate) shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or a qualified biologist deems disturbance potential to be minimal. Restrictions shall include consultation with a qualified Biologist to determine appropriate exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and 50-foot radius around an active migratory bird nest) or alteration of the construction schedule.</li> <li>- A qualified biologist shall delineate the buffer using nest buffer signs, environmentally sensitive area fencing, pin flags, and or flagging tape. The buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently.</li> </ul>					
<p><b>MM-BIO-1b: Avoid Active Migratory and Nesting Bats Roosts During Construction</b>  <b>Civic Project and Residential Project:</b> The following measures shall be implemented prior to construction work related to building, other structure, or tree removal or modification in the plan area:</p> <ul style="list-style-type: none"> <li>• If suitable roosting habitat for special-status bats will be affected by Civic and Residential Project construction (e.g., removal of buildings or trees, modification of bridges), a qualified wildlife biologist will conduct surveys for special-status bats during the appropriate time of day to maximize detectability to determine if bat species are roosting near the work area no less than 7 days and no more than 14 days prior to beginning ground disturbance and/or construction. Survey methodology may include visual surveys of bats (e.g.,</li> </ul>	<p><b>Civic Project and Residential Project:</b> Pre-construction surveys by a qualified Biologist; submittal of survey documents; periodic on-site inspection and monitoring</p>	<p><b>Civic Project and Residential Project:</b> No less than 7 days and no more than 14 days prior to beginning ground disturbance and/or construction</p>	<p><b>Civic Project and Residential Project:</b> City of Pleasant Hill, Planning Division; California Department of Fish and Wildlife (as appropriate)</p>		

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Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
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<p>observation of bats during foraging period), inspection for suitable habitat, bat sign (e.g., guano), or use of ultrasonic detectors (Anabat, etc.). Visual surveys will include trees within 0.25 mile of construction activities, where practicable. The type of survey will depend on the condition of the potential roosting habitat. If no bat roosts are found, then no further study is required.</p> <ul style="list-style-type: none"> <li>• If evidence of bat use is observed, the number and species of bats using the roost will be determined. Bat detectors may be used to supplement survey efforts.</li> <li>• If roosts are determined to be present and must be removed, the bats will be excluded from the roosting site before the facility is removed. A mitigation program addressing compensation, exclusion methods, and roost removal procedures will be developed prior to implementation. Exclusion methods may include use of one-way doors at roost entrances (bats may leave but cannot not reenter), or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young).</li> <li>• If roosts cannot be avoided or it is determined that construction activities may cause roost abandonment, such activities may not commence until permanent, elevated bat houses have been installed outside of, but near the construction area. Placement and height will be determined by a qualified wildlife biologist, but the height of the bat house will be at least 15 feet. Bat houses will be multi-chambered and will be purchased or constructed in accordance with CDFW standards. The number of bat houses required will be dependent upon the size and number of colonies found, but at least one bat house will be installed for each pair of bats (if occurring individually), or of sufficient number to accommodate each colony of bats to be relocated.</li> </ul>					

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Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
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<p><b>MM-BIO-1c: Avoid Active Turtle Dens During Construction</b>  <b>Civic Project:</b> The project sponsors for the Civic Project shall implement the following measures for construction work on the Civic Project site during the overwintering season (October 1 through February 28/29):</p> <ul style="list-style-type: none"> <li>• The project sponsors for the Civic Project shall avoid construction on the Civic Project site when western pond turtle adults and hatchlings are overwintering (October 1 to February 28/29), because of the likelihood that turtle adults and juveniles could be present in upland habitats (i.e., the ruderal field adjacent to the Creek Corridor). If construction activities must occur during this time frame, a survey for overwintering locations shall be conducted no more than 14 days prior to construction. If this species is found overwintering within the Civic Project site, den locations shall be avoided until the area is unoccupied, as determined by a qualified biologist.</li> <li>• No more than 30 days prior to the first ground-disturbing activities, the project sponsors for the Civic Project shall retain a qualified wildlife biologist to conduct a focused survey for western pond turtle to determine presence or absence of this species within a 100-foot radius of the disturbance area. If construction occurs between April 1 and September 30, this survey shall include turtle nests. If a nest is found within a 100-foot radius of the Civic Project site, construction shall not take place within 100 feet of the nest until the turtles have hatched or the eggs have been moved to an appropriate location under consultation with a qualified biologist.</li> <li>• Before any activities begin on the Civic Project, an approved biologist will conduct a Worker Environmental Awareness Program (WEAP) for all construction personnel. At a</li> </ul>	<p><b>Civic Project:</b> Pre-construction survey; submittal of survey documents</p> <p>Conduct a Worker Environmental Awareness Program (WEAP) for all construction personnel</p>	<p><b>Civic Project:</b> No more than 30 days prior to the first ground-disturbing activities; during construction from October 1 through February 28/29</p>	<p><b>Civic Project:</b> City of Pleasant Hill, Planning Division; California Department of Fish and Wildlife (as appropriate)</p>		

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<p>minimum, the training will include a description of the western pond turtle and its habitat, the specific measures that are being implemented to conserve western pond turtle on the Civic Project site. Brochures, books, and briefings may be used in the WEAP, provided that a qualified person is on hand to answer any questions.</p> <ul style="list-style-type: none"> <li>• Revegetation will occur with an assemblage of native riparian/wetland and riparian upland vegetation suitable for Grayson Creek and its associated riparian corridor. Locally collected plant materials will be used to the extent practicable. Invasive, exotic plants will be controlled to the maximum extent practicable during construction. This measure will be implemented by the City in all areas disturbed by activities associated with Grayson Creek and its associated riparian corridor, unless the CDFW and project sponsors for the Civic Project determine that it is not feasible or practical.</li> <li>• The number of access routes, size of staging areas, and the total area of the activity will be limited to the minimum necessary. Environmentally Sensitive Areas will be established to confine access routes and construction areas to the minimum area necessary to complete construction, and minimize the impact to western pond turtle habitat; this goal includes locating access routes and construction areas outside of riparian areas to the maximum extent practicable.</li> </ul>					

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Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
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<p><b>MM BIO-2a: Obtain CWA Sections 401 and 404 Permits Prior to Construction</b></p> <p><b>Civic Project:</b> Prior to the fill of any potentially jurisdictional waters as part of the Civic Project, the project sponsors for the Civic Project shall consult with the USACE to determine the extent, if at all, that waters of the United States may be impacted by the Grayson Creek Outfalls Project. This consultation may include a jurisdictional delineation.</p> <p>If potential jurisdictional waters cannot be avoided, the following steps shall be adhered to with regard to permits:</p> <ul style="list-style-type: none"> <li>• The project sponsors for the Civic Project shall obtain a Section 404 Clean Water Act (CWA) permit for impacts to waters of the United States. The City shall also obtain a Section 401 water quality certification from the RWQCB. This permit and certification shall be obtained prior to issuance of grading permits for the implementation of the proposed Grayson Creek Outfalls Project.</li> <li>• The project sponsors for the Civic Project shall design the Civic Project to result in no net loss of functions and values of waters of the United States by incorporating impact avoidance, impact minimization, and/or compensatory mitigation for the impact, as determined in the Section 404 permit and 401 water quality certification.</li> <li>• Compensatory mitigation may consist of (1) obtaining credits from a mitigation bank; (2) making a payment to an in-lieu fee program that will conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation activities; and/or (3) providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity. This final type of compensatory mitigation may be provided at or adjacent to the impact site (i.e., on-site mitigation) or</li> </ul>	<p><b>Civic Project:</b> Obtain CWA Section 401 and 404 permits and physical implementation of agreement conditions via on-site inspection</p>	<p><b>Civic Project:</b> Prior to issuance of grading permit and during construction</p>	<p><b>Civic Project:</b> City of Pleasant Hill, Engineering Division</p>		

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at another location, usually within the same watershed as the permitted impact (i.e., off-site mitigation). The project/permit applicant retains responsibility for the implementation and success of the mitigation project.					
<p><b>MM BIO-2b: File Notification of Streambed Alteration Agreement Prior to Construction</b>  <b>Civic Project:</b> In order to protect the long-term habitat of Grayson Creek, the project sponsors for the Civic Project shall ensure that the Creek is not obstructed and human intrusion into the riparian area is minimized. In compliance with Section 1600 of the California Fish and Game Code, the project sponsors for the Civic Project shall file a notification of a Streambed Alteration Agreement prior to conducting any construction activities within the creek corridor, defined by the CDFW as the top of bank plus the outer edge of the dripline of riparian vegetation. Measures shall include but not be limited to the implementation of erosion and bank stabilization measures, riparian habitat enhancement, and/or restoration and revegetation of the stream corridor habitat at no less than a 1:1 ratio. The details of this mitigation effort shall be outlined in a riparian habitat mitigation plan that shall be implemented as part of the construction of the outfalls.</p>	<p><b>Civic Project:</b> Obtain Section 1600 Streambed Alteration Agreement; Riparian Restoration and Monitoring Plan shall be established</p>	<p><b>Civic Project:</b> Prior to issuance of grading permit</p>	<p><b>Civic Project:</b> City of Pleasant Hill, Engineering Division; California Department of Fish and Wildlife (as appropriate)</p>		
<p><b>MM BIO-5a: Obtain Tree Removal Permits Prior to Construction</b>  <b>Civic Project and Residential Project:</b> Any plan affecting trees should be reviewed by the Certified Arborist with regard to tree impacts. These include, but are not limited to, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans and demolition plans.</p>	<p><b>Civic Project and Residential Project:</b> Obtain tree removal permit</p>	<p><b>Civic Project and Residential Project:</b> Prior to tree pruning or removal and grading and during clearing, grading, and construction</p>	<p><b>Civic Project and Residential Project:</b> City of Pleasant Hill, Planning Division; Certified Arborist</p>		

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<p><b>MM BIO-5b: Implement Tree Protection Treatments Prior to Construction</b>  <b>Civic Project and Residential Project:</b></p> <ul style="list-style-type: none"> <li>• The Demolition Contractor shall meet with the Certified Arborist before beginning work to discuss work procedures and tree protection. Of specific concern is removal of existing chain-link fence in along the northeast and east property lines.</li> <li>• Cap and abandon all existing underground utilities within the Tree Protection Zone in place. Removal of utility boxes by hand is acceptable but no trenching should be performed within the Tree Protection Zone in an effort to remove utilities, irrigation lines, etc.</li> <li>• Fence trees to completely enclose the Tree Protection Zone prior to demolition, grubbing, or grading. Fences shall be 6-foot chain link or equivalent as approved by the City of Pleasant Hill. Fences are to remain until all construction is completed.</li> <li>• Trees to be preserved may require pruning to provide construction clearance. Pruning of off-site trees should be performed with the property owner’s permission. All pruning shall be completed by a Certified Arborist or Tree Worker. Pruning shall adhere to the latest edition of the ANSI Z133 and A300 standards as well as the Best Management Practices—Tree Pruning published by the International Society of Arboriculture.</li> <li>• Structures and underground features to be removed within the Tree Protection Zone shall use the smallest equipment, and operate from outside the Tree Protection Zone. The consultant shall be on-site during all operations within the Tree Protection Zone to monitor demolition activity.</li> </ul>	<p><b>Civic Project and Residential Project:</b>                      Incorporation into project design and construction documents; on-site inspection of construction site by Certified Arborist</p>	<p><b>Civic Project and Residential Project:</b>                      Prior to tree pruning and grading and during clearing, grading, and construction</p>	<p><b>Civic Project and Residential Project:</b>                      City of Pleasant Hill, Building, Engineering and Planning Divisions; Certified Arborist</p>		

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<p><b>MM BIO-5c: Implement Tree Protection Guidelines During Construction</b>  <b>Civic Project and Residential Project:</b></p> <ul style="list-style-type: none"> <li>• Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Certified Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.</li> <li>• Fences have been erected to protect trees to be preserved. Fences define a specific Tree Protection Zone for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Certified Arborist.</li> <li>• Any excavation within the dripline or other work that is expected to encounter tree roots should be approved and monitored by the Certified Arborist. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw. The Certified Arborist will identify where root pruning is required.</li> <li>• If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Certified Arborist so that appropriate treatments can be applied.</li> <li>• Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the Tree Protection Zone by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw or other approved root pruning equipment. The Certified Arborist will identify where root pruning is required.</li> <li>• All underground utilities, drain lines, or irrigation lines shall be routed outside the Tree Protection Zone. If lines must traverse through the protection area, they shall be tunneled or bored under the tree as directed by the Certified Arborist.</li> </ul>	<p><b>Civic Project and Residential Project:</b>                      Implement Tree Protection Guidelines</p>	<p><b>Civic Project and Residential Project:</b>                      Prior to grading and tree pruning and during clearing, grading, and construction s</p>	<p><b>Civic Project and Residential Project:</b>                      City of Pleasant Hill, Planning Division; Certified Arborist</p>		

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<ul style="list-style-type: none"> <li>No materials, equipment, spoil, waste, or washout water may be deposited, stored, or parked within the Tree Protection Zone (fenced area).</li> <li>Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.</li> </ul>					
<p><b>MM BIO-5d: Monitor Tree Health Post Construction</b>  <b>Civic Project and Residential Project:</b> The health and structural stability of tree should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. As trees age, the likelihood of branches or entire trees failing will increase. Therefore, annual inspection of trees for structural stability, and signs of insects or disease is recommended to determine any potential future maintenance needs.</p>	<p><b>Civic Project and Residential Project:</b>                      Annual tree health inspections</p>	<p><b>Civic Project and Residential Project:</b>                      Post construction</p>	<p><b>Civic Project and Residential Project:</b>                      City of Pleasant Hill, Maintenance Division; Certified Arborist</p>		
<b>Cultural Resources and Tribal Cultural Resources</b>					
<p><b>MM CUL-1a: Prepare Historic American Building Survey Report for the Existing Library Prior to Demolition</b>  <b>Residential Project:</b> The project sponsor for the Residential Project shall be responsible to have prepared documentation of Pleasant Hill Library using the Historic American Building Survey (HABS) Level II standards as the guideline for recording the building through photographs, drawings, and written description prior to demolition. The following documentation will be determined as adequate to document and record the historic resource:</p> <ul style="list-style-type: none"> <li>Written Data: The historic narrative and architectural description prepared for this current study should suffice unless the location of additional drawings or plans by Corlett</li> </ul>	<p><b>Residential Project:</b>                      Preparation of documentation recording on-site historic resources</p>	<p><b>Residential Project:</b>                      Prior to issuance of demolition permit for the Pleasant Hill Library</p>	<p><b>Residential Project:</b>                      City of Pleasant Hill, Planning Division</p>		

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<p>and Spackman for the Pleasant Hill Library are discovered, and can provide additional information to document the history of the library.</p> <ul style="list-style-type: none"> <li>• Drawings: Under HABS Level II, if the original drawings of the interior and exterior elevations of the library building are available, they should be reproduced in ink on vellum or Mylar. If the original drawings/plans for the interior and exterior elevations of library building cannot be located, then drawings should be prepared by a licensed architect as follows: <ol style="list-style-type: none"> <li>1. Drawings can be hand-drawings or computer-drawn, using archival ink or pencil on vellum or Mylar.</li> <li>2. Scaled drawings created based on field measurements for interior and exterior elevations.</li> <li>3. Scaled drawings created based on field measurements for interior and exterior elevations.</li> <li>4. Provide details of any character-defining elements such as exposed beams, curtain glass and Vitrenamel units, roof buttress, main room pillar, etc.</li> <li>5. If recently executed measured drawings exist, they may substitute for the need to create new drawings.</li> </ol> </li> <li>• Photographs: High-quality, color digital photographs, captured by a professional architectural photographer may be used to fully document the property. HABS Level II photo-documentation standards require a representative number of photographs be produced to capture interior and exterior views, and character-defining architectural details, of each section of the library building. It is also recommended that a representative number of photographs be taken to show the building’s setting in context, and in relationship to its surrounding environment. Digital cameras should be 6 megapixels or higher, and prints (4” x 5”, 5” x 7”, or 8” x 10”) be printed on archival stable paper with correct labeling and an accompanying shot maps.</li> </ul>					

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<ul style="list-style-type: none"> <li>High-quality, color digital photographs, captured by a professional architectural photographer may be used to fully document the property. HABS Level II photo-documentation standards require a representative number of photographs be produced to capture interior and exterior views, and character-defining architectural details, of each section of the library building. It is also recommended that a representative number of photographs be taken to show the building’s setting in context, and in relationship to its surrounding environment. Digital cameras should be 6 megapixels or higher, and prints (4” x 5”, 5” x 7”, or 8” x 10”) be printed on archival stable paper with correct labeling and an accompanying shot maps.</li> </ul>					
<p><b>MM CUL-1b: Provide History of the Libraries of Pleasant Hill Public Interpretive Display</b>  <i>Residential Project:</i> The project sponsor for the Residential Project shall be responsible to have a “History of the Libraries of Pleasant Hill” interpretive sign or display available for public viewing in the proposed new library. The interpretive sign or display shall present a history (comprised of narrative text and photographs) of the previous libraries in the community, and the significance of the International Style of architecture to the design of the Pleasant Hill Library. The interpretive display shall be prepared by a qualified Architectural Historian or Historian with experience in creating such exhibits and materials for educational purposes. The design and content of the interpretive display shall be approved by the City of Pleasant Hill Planning Division and the County Librarian (or their designee).</p>	<p><i>Residential Project:</i> Obtain interpretive sign or display of “History of the Libraries of Pleasant Hill” available to the public to be prepared by a qualified Architectural Historian or Historian with experience in creating such signs/displays</p>	<p><i>Residential Project:</i> Prior to issuance of occupancy permit</p>	<p><i>Residential Project:</i> City of Pleasant Hill, Planning Division; County Librarian</p>		

**Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p><b>MM CUL-2: Conduct Construction Archeological Resources Monitoring</b>  <b>Civic Project:</b> An Archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology should inspect the Civic Project site once grubbing and clearing is complete, and prior to any grading or trenching into previously undisturbed soils. Due to an increased probability of encountering undiscovered resources, the archaeologist shall monitor all grading and ground disturbing activities taking place within 100 feet of Grayson Creek. If the archaeologist believes that a reduction in monitoring activities is prudent, then a letter report detailing the rationale for making such a reduction and summarizing the monitoring results shall be provided to the City of Pleasant Hill for concurrence. In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers shall avoid altering the materials until an archaeologist has evaluated the situation. The City and Recreation and Park District shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Any previously undiscovered resources found during construction within the Civic Project shall be recorded on appropriate California Department of Parks and Recreation</p>	<p><b>Civic Project:</b> Qualified archaeologist’s on-site inspection; archeological monitoring; provision of Section 15064.5 permit(s); copy of DPR 523 forms; submittal of findings and documentation</p> <p><b>Residential Project:</b> Qualified archaeologist’s on-site inspection; archeological monitoring; provision of Section 15064.5 permit(s); copy of DPR 523 forms; submittal of findings and documentation</p>	<p><b>Civic Project:</b> Once site clearing and grubbing has been completed; prior to issuance of grading permit; during grading activity within 100-feet of Grayson Creek</p> <p><b>Residential Project:</b> Once site clearing and grubbing has been completed; prior to issuance of grading permit</p>	<p><b>Civic Project:</b> City of Pleasant Hill, Planning Division; archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology</p> <p><b>Residential Project:</b> City of Pleasant Hill, Planning Division; archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology</p>		

**Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>(DPR) 523 forms and will be submitted to the City of Pleasant Hill, the Northwest Information Center, and the State Historic Preservation Office (SHPO), as required.</p> <p><b>Residential Project:</b> An archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology should inspect the Residential Project site once grubbing and clearing is complete, and prior to any grading or trenching into previously undisturbed soils. If the archaeologist believes that a reduction in monitoring activities is prudent, then a letter report detailing the rationale for making such a reduction and summarizing the monitoring results shall be provided to the City of Pleasant Hill for concurrence. In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers shall avoid altering the materials until an archaeologist has evaluated the situation. The County shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Any previously undiscovered resources found during construction within the Residential Project site shall be recorded on appropriate DPR 523 forms and will be submitted to the City of Pleasant Hill, the Northwest Information Center, and the SHPO, as required.</p>					

**Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p><b>MM CUL-3: Stop Construction Upon Encountering Human Remains</b>  <b>Civic Project and Residential Project:</b> In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and Section 5097.98 shall be followed. (This mitigation may affect both projects depending on the location of any discovered remains.)</p> <p>If during the course of construction of the Civic Project or the Residential Project, there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> <li>1. There shall be no further excavation or disturbance within 100 feet of the remains until the to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the MLD of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resource Code Section 5097.98.</li> <li>2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or within the plan area in a location not subject to further subsurface disturbance: <ul style="list-style-type: none"> <li>• The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by</li> </ul> </li> </ol>	<p><b>Civic Project and Residential Project:</b>  Review of Native American Heritage Commission correspondence; on-site inspection and monitoring; submittal of findings and documentation</p>	<p><b>Civic Project and Residential Project:</b>  In the event human remains are encountered</p>	<p><b>Civic Project and Residential Project:</b>  City of Pleasant Hill, Planning Division; Native American Heritage Commission; Alameda County Coroner</p>		

**Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>the commission.</p> <ul style="list-style-type: none"> <li>• The descendant identified fails to make a recommendation.</li> <li>• The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.</li> </ul> <p>Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains:</p> <ul style="list-style-type: none"> <li>• When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code Section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American Burials with the appropriate Native Americans as identified by the Native American Heritage Commission.</li> </ul>					
<b>Geology and Soils</b>					
<p><b>MM GEO-1: Prepare Grading and Construction Plans that Incorporate Geotechnical Study Reports Recommendations</b></p> <p><b>Civic Project:</b> Prior to issuance of the grading permits for the Civic Project, development of the final grading and foundation plans shall incorporate the site-specific earthwork, foundation, slab-on-grade, retaining walls, and pavement design recommendations, as detailed in the geotechnical report prepared for the Civic Project site prepared by ENGEO, Inc. on July 2, 2018 (revised September 24, 2018). The project sponsors for the Civic Project shall coordinate with a City-approved Geotechnical Engineer and Engineering Geologist to tailor the grading and foundation plans, as needed, to reduce risk related to known soil and geologic hazards and to improve</p>	<p><b>Civic Project:</b> Approval of final grading and foundation plans by City-approved Geotechnical Engineer</p> <p><b>Residential Project:</b> Approval of final grading and foundation plans by City-approved Geotechnical Engineer</p>	<p><b>Civic Project:</b> Prior to issuance of grading permits; during grading and construction activities</p> <p><b>Residential Project:</b> Prior to issuance of grading permits; during grading and construction activities</p>	<p><b>Civic Project:</b> City of Pleasant Hill, Building and Engineering Divisions; City-approved Geotechnical Engineer</p> <p><b>Residential Project:</b> City of Pleasant Hill, Building and Engineering Divisions; City-approved Geotechnical Engineer</p>		

**Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>the overall stability of the Civic Project site. The final grading plans for the Civic Project shall be reviewed by the City-approved Geotechnical Engineer.</p> <p>Grading operations shall also meet the requirements of the recommendations included in the geotechnical report prepared for the Civic Project site prepared by ENGEO, Inc. on July 2, 2018 (revised September 24, 2018). During construction, the City-approved Geotechnical Engineer shall monitor construction of the Civic Project to ensure the earthwork operations are properly performed.</p> <p><b>Residential Project:</b> Prior to issuance of the grading permits for the Residential Project, development of the final grading and foundation plans shall incorporate the site-specific earthwork, foundation, slab-on-grade, retaining walls, and pavement design recommendations, as detailed in the geotechnical report for the Residential Project site prepared by ENGEO, Inc. on September 4, 2018. The project sponsor for the Residential Project shall coordinate with a City-approved Geotechnical Engineer and Engineering Geologist to tailor the grading and foundation plans, as needed, to reduce risk related to known soil and geologic hazards and to improve the overall stability of the Residential Project site. The final grading plans for the Residential Project shall be reviewed by the City-approved Geotechnical Engineer.</p> <p>Grading operations shall also meet the requirements of the recommendations included in the geotechnical report for the Residential Project site prepared by ENGEO, Inc. on September 4, 2018. During construction, the City-approved Geotechnical Engineer shall monitor construction of the Residential Project to ensure the earthwork operations are properly performed.</p>					

**Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p><b>MM GEO-6: Paleontological Resources Monitoring During Construction</b>  <b>Civic Project and Residential Project:</b> A paleontological monitor shall be present during all excavations that exceed 10 feet in depth or otherwise have the potential to impact previously undisturbed Pleistocene alluvium. In the event a fossil is discovered during construction for the proposed plan, excavations within 50 feet of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist in accordance with Society of Vertebrate Paleontology standards. The project sponsors for the Civic Project and Residential Project shall include a standard inadvertent discovery clause in every proposed plan-related construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and implement a data recovery plan that is consistent with the Society of Vertebrate Paleontology standards. Any recovered fossil should be deposited in an appropriate repository, such as the UCMP, where it will be properly curated and made accessible for future studies.</p>	<p><b>Civic Project and Residential Project:</b>                      Review of construction specifications; on-site inspection/monitoring; review of data recovery plan</p>	<p><b>Civic Project and Residential Project:</b>                      During all excavations that exceed 10 feet in depth or otherwise have the potential to impact previously undisturbed Pleistocene alluvium</p>	<p><b>Civic Project and Residential Project:</b>                      City of Pleasant Hill, Planning Division; Paleontological monitor</p>		
<p><b>Greenhous Gas Emissions and Energy</b></p>					
<p><b>MM GHG-1: Implement and Document Annual GHG Emissions Reduction Measures</b>  <b>Civic Project:</b> Prior to the issuance of the certificate of occupancy, the contractor for the Civic Project shall provide documentation to the City of Pleasant Hill that the Civic Project would achieve additional annual GHG emission reductions of 56 MT CO<sub>2</sub>e per year in 2021 and decreasing to 25 MT CO<sub>2</sub>e per year in 2030, based on current estimates of GHG emissions, through any combination of the following measures</p>	<p><b>Civic Project:</b> Record in contract specifications, project plan review</p> <p><b>Residential Project:</b>                      Record in contract specifications; project plan review</p>	<p><b>Civic Project:</b> Prior to issuance of certificate of occupancy permit</p> <p><b>Residential Project:</b>                      Prior to issuance of certificate of occupancy permit</p>	<p><b>Civic Project:</b> City of Pleasant Hill, Planning Division</p> <p><b>Residential Project:</b>                      City of Pleasant Hill, Planning Division</p>		

**Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>or other measures approved by the City:</p> <ul style="list-style-type: none"> <li>• Commit to purchasing electricity from a utility offering 100 percent renewable power for some or all of the power needs for the Civic Project.</li> <li>• Install on-site solar panels to generate electricity for a portion of electricity consumption for the Civic Project.</li> <li>• Install on-site charging units for electric vehicles consistent with parking requirements in California Green Building Standards Code (CALGreen) Section 5.106.5.2</li> <li>• Provide a plan documenting how a ridesharing program for library employees would be implemented starting no later than 60 days after operations of the Civic Project begins.</li> <li>• Purchase voluntary carbon credits from a verified GHG emissions credit broker in an amount sufficient to offset operational GHG emissions of approximately 56 MT CO<sub>2</sub>e per year over the lifetime of the Civic Project (or a reduced amount estimated based on implementation of other measures listed above). Copies of the contract(s) shall be provided to the City Planning Department.</li> </ul> <p><b>Residential Project:</b> Prior to the issuance of the certificate of occupancy, the contractor for the Residential Project shall provide documentation to the City of Pleasant Hill that the Residential Project would achieve additional annual GHG emission reductions of 30 MT CO<sub>2</sub>e per year in 2021 and decreasing to 14 MT CO<sub>2</sub>e per year in 2030, based on current estimates of the project-related GHG emissions, through any combination of the following measures or other measures approved by the City:</p> <ul style="list-style-type: none"> <li>• Commit to purchasing electricity from a utility offering 100 percent renewable power for some or all of the power needs associated with the Residential Project.</li> <li>• Install on-site solar panels to generate electricity for a portion</li> </ul>					

**Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>of electricity consumption for the Residential Project.</p> <ul style="list-style-type: none"> <li>• Install on-site charging units for electric vehicles consistent with parking requirements in California Green Building Standards Code (CALGreen) Section 5.106.5.2</li> <li>• Purchase voluntary carbon credits from a verified GHG emissions credit broker in an amount sufficient to offset operational GHG emissions of approximately 30 MT CO<sub>2</sub>e per year over the lifetime of the Residential Project (or a reduced amount estimated based on implementation of other measures listed above). Copies of the contract(s) shall be provided to the City planning department.</li> </ul>					
<b>Hazards, Hazardous Materials, and Wildfire</b>					
<p><b>MM HAZ-2a: Removal of Asbestos-Containing Material Prior to Demolition</b>  <b>Residential Project:</b> Prior to the issuance of a demolition permit for the existing library buildings, the project sponsor for the Residential Project shall (1) hire a California Registered Asbestos Abatement Contract to remove all asbestos containing materials, prior to impacting them, and (2) conduct Final Clearance inspections (visual) to document the completion of the resource action. If suspect materials, not discussed in the Asbestos and Lead Based Paint Sampling Report dated March 22, 2019, are discovered during future demolition operations, all general work activities which could impact the discovered suspect asbestos-containing material should cease until confirmation sampling can be conducted.</p>	<p><b>Residential Project:</b>                      Conduct asbestos surveys; Final Clearance Inspection and review of documentation materials</p>	<p><b>Residential Project:</b>                      Prior to the issuance of a demolition permit for the existing library buildings</p>	<p><b>Residential Project:</b>                      City of Pleasant Hill, Building Division</p>		

**Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p><b>MM HAZ-2b: Removal of Lead-Based Paint During Demolition</b>  <b>Residential Project:</b> During demolition, the project sponsor for the Residential Project shall complete demolition activities in accordance with California Code of Regulations Title 17, Division 1, Chapter 8, Article 1. All construction work where an employee may be occupationally exposed to lead-containing paint, including demolition, must comply with the OSHA Regulation 29 Code of Federal Regulations 1926.62, and Cal-OSHA Title 8 California Code of Regulations 1523.1. If suspect painted surfaces, not discussed in the Asbestos and Lead Based Paint Sampling Report dated March 22, 2019, are discovered during future demolition operations, all general work activities which could impact the discovered painted surface should cease until confirmation sampling can be conducted.</p>	<p><b>Residential Project:</b>                      Record in contract specifications</p>	<p><b>Residential Project:</b>                      During demolition of the existing library buildings</p>	<p><b>Residential Project:</b>                      City of Pleasant Hill, Building Division</p>		
<p><b>Hydrology and Water Quality</b></p>					
<p><b>MM HYD-3: Prepare Final Drainage Plan Prior to Grading</b>  <b>Civic Project:</b> Prior to issuance of grading permits, the contractor for the Civic Project shall submit a drainage plan that incorporates the measures included in the Specific Plan Floodplain Evaluation Report and a Civic Project-specific Floodplain Evaluation Report. These measures shall be coordinated with the City Public Works and Community Development Engineering Division in order to reduce risk related to flooding within a designated floodplain. The drainage plans (including for the separate storm drainage systems and bioretention basin) shall be reviewed by City Public Works and Community Development Engineering Division to ensure that the design will accommodate the 100-year storm event as detailed in the Floodplain Evaluation Report. Three specific performance measures shall be achieved through the implementation of this mitigation measure:</p>	<p><b>Civic Project:</b> Submittal and implementation of drainage plan; on-site inspection</p>	<p><b>Civic Project:</b> Prior to issuance of grading permits</p>	<p><b>Civic Project:</b> City of Pleasant Hill, Engineering Division</p>		

**Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p><b>Storm Drainage Systems Design</b> Two separate storm drainage systems (western and eastern) shall replace the existing single 24-inch drainage systems along Oak Park Boulevard. The western system shall upsize the existing 24-inch storm drain pipe currently located along Oak Park Boulevard on the south side of the proposed residential development. The new eastern system shall upsize the existing 24-inch and 30-inch diameter storm drains to 36-inch and 48-inch diameter pipes, and shall convey runoff eastward to a new outfall at Grayson Creek.</p> <p><b>Bioretention Basin Design</b> A bioretention basin capable of retaining waters from a 100-year storm event shall be installed adjacent to Grayson Creek and east of the proposed library (adjacent to Grayson Creek). The basin shall have sufficient capacity, in combination with the storm drainage systems, to offset the reduced floodplain footprint of the plan area, as outlined in the Floodplain Evaluation Report.</p> <p><b>Grading for New Athletic Fields Design</b> As outlined in the Floodplain Evaluation Report, grading for the athletic fields shall be designed in combination with the storm drainage systems and the bioretention basin to provide additional floodplain storage at the Civic Project site to offset the reduced floodplain footprint on the Civic Project site. Final specifications shall be confirmed as part of the design phase and prior to issuance of a grading permit.</p>					

**Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<b>Noise</b>					
<p><b>MM NOI-1: Implement Noise-reduction Measures During Construction</b>  <b>Civic Project and Residential Project:</b> To reduce potential construction noise impacts, the following noise-reduction measure shall be implemented during construction of the Civic Project and Residential Project:</p> <ul style="list-style-type: none"> <li>• The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.</li> <li>• The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited.</li> <li>• The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists.</li> <li>• At all times during grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from the nearest residential land uses.</li> <li>• The construction contractor shall designate a noise disturbance coordinator who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (starting too early, bad muffler, etc.) and establishment reasonable measures necessary to correct the problem. The construction contractor shall visibly post a telephone number for the disturbance coordinator at the construction site.</li> <li>• The construction contractor shall ensure that construction</li> </ul>	<p><b>Civic Project and Residential Project:</b>                      Record in contract specifications; periodic on-site inspection/monitoring and submittal of on-site inspection monitoring reports</p>	<p><b>Civic Project and Residential Project:</b>                      During construction</p>	<p><b>Civic Project and Residential Project:</b>                      City of Pleasant Hill, Building and Planning Divisions</p>		

**Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
activities are limited to the hours between 7:30 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. and 6:00 p.m. on Saturday. Construction activities shall not occur at any time on City-recognized holidays and Sundays.					
<b>Transportation</b>					
<p><b>MM TRANS-1a: Prepare and Implement Construction Traffic Management Plan</b></p> <p><b>Civic Project:</b> Prior to issuance of grading permits, the contractor for the Civic Project shall prepare a Construction Traffic Management Plan that includes the following items. The approved plan shall be implemented during construction.</p> <ul style="list-style-type: none"> <li>• Provide a temporary traffic signal at the Oak Park Boulevard at Monte Cresta Avenue intersection during the time periods when Monticello Avenue is closed between Oak Park Boulevard and Santa Barbara Road. Because the Civic Project would account for 65 percent of the total trips associated with proposed plan, the Civic Project sponsors are responsible for 65 percent of the cost of the temporary signal.</li> <li>• Maintain a pedestrian connection between Santa Barbara Road and Oak Park Boulevard, to the greatest extent feasible. Should there be time periods when the provision of a pedestrian connection would affect worker or pedestrian safety, a pedestrian detour route shall be established with appropriate wayfinding, noticing, and potentially crossing guards during peak periods around school bell times.</li> <li>• A plan to monitor parking demand at City Hall and teen center during the operation of the temporary library.</li> <li>• Develop a parking management plan to accommodate temporary library uses that could include adjusting library hours, adjusting City Hall activities, or directing residents of Pleasant Hill to utilize other nearby libraries, if a parking</li> </ul>	<p><b>Civic Project:</b> Review and approval of Construction Traffic Management Plan; periodic on-site inspection</p> <p><b>Residential Project:</b> Review and approval of Construction Traffic Management Plan; periodic on-site inspection</p>	<p><b>Civic Project:</b> Prior to issuance of grading permits and during construction</p> <p><b>Residential Project:</b> Prior to issuance of grading permits and during construction</p>	<p><b>Civic Project:</b> City of Pleasant Hill, Engineering Division and Recreation and Park District (monitoring parking demand)</p> <p><b>Residential Project:</b> City of Pleasant Hill, Engineering Division</p>		

**Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>shortage is identified as a result of monitoring.</p> <ul style="list-style-type: none"> <li>• Location of construction staging and a staging plan that maximizes on-site storage of materials and equipment</li> <li>• A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak-hours; lane closure proceedings; signs, cones, and other warning devices for drivers; and designation of construction access routes</li> <li>• Permitted construction hours</li> <li>• Identification of on- and off-site parking areas for construction employees, site visitors, and inspectors</li> <li>• Provisions for street sweeping to remove construction related debris on public streets</li> </ul> <p><b>Residential Project:</b> Prior to issuance of grading permits, the contractor for the Residential Project shall prepare a Construction Traffic Management Plan that includes the following items. The approved Construction Traffic Management Plan shall be implemented during construction.</p> <ul style="list-style-type: none"> <li>• Provide a temporary traffic signal at the Oak Park Boulevard at Monte Cresta Avenue intersection during the time periods when Monticello Avenue is closed between Oak Park Boulevard and Santa Barbara Road. Because the Residential Project would account for 35 percent of the total trips associated with proposed plan, the County is responsible for 35 percent of the cost of the temporary signal.</li> <li>• Location of construction staging and staging plan to maximize on-site storage of materials and equipment</li> <li>• A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak-hours; lane closure proceedings; signs, cones, and other warning devices for drivers; and designation of construction access routes</li> </ul>					

**Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> <li>Permitted construction hours</li> <li>Identification of on- and off-site parking areas for construction employees, site visitors, and inspectors</li> <li>Provisions for street sweeping to remove construction related debris on public streets</li> </ul>					
<p><b>MM TRANS-1b: Reconstruct Bus Route with Pedestrian Clear-way Along Oak Park Boulevard Prior to Construction</b>  <b>Civic Project:</b> Prior to issuance of grading permits, the contractor for the Civic Project shall ensure the design of the Civic Project includes:</p> <ul style="list-style-type: none"> <li>Reconstruction of the westbound Bus Route No. 9 along Oak Park Boulevard in its same general area, with transit amenities similar to those provided today (bench).</li> <li>Maintenance of a 4-foot pedestrian clear-way through the transit stop-area when considering transit amenity placement.</li> </ul>	<p><b>Civic Project:</b> Identification on site circulation plans and site plan review and approval; site inspection</p>	<p><b>Civic Project:</b> Prior to issuance of grading permits</p>	<p><b>Civic Project:</b> City of Pleasant Hill, Engineering Division</p>		
<p><b>MM TRANS-1c: Prepare Bicycle Transitions</b>  <b>Civic Project:</b> Prior to issuance of grading permits, the contractor for the Civic Project shall ensure the final design of Monticello Avenue at Oak Park Boulevard provides:</p> <ul style="list-style-type: none"> <li>Transitions to/from Oak Park Boulevard to Monticello Avenue for bicyclists.</li> </ul>	<p><b>Civic Project:</b> Identification on site circulation plans and site plan review and approval; site inspection</p>	<p><b>Civic Project:</b> Prior to issuance of grading permits</p>	<p><b>Civic Project:</b> City of Pleasant Hill, Engineering Division</p>		

**Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p><b>MM TRANS-1d: Install Mid-block High-visibility Pedestrian Crosswalks along Monticello Avenue and Oak Park Boulevard</b>  <b>Civic Project:</b> Prior to issuance of grading permits, the contractor for the Civic Project shall ensure designs for the Civic Project include either:</p> <ul style="list-style-type: none"> <li>• New or reconstructed curb-ramps and directional ramps where feasible or</li> <li>• Mid-block high visibility pedestrian crosswalk on Monticello Avenue on the north side of the library driveways (i.e., install a Rectangular Rapid Flashing Beacon at the crosswalk).</li> </ul> <p><b>Residential Project:</b> Prior to issuance of grading permits, the contractor for the Residential Project shall provide project plans for review and approval that include either:</p> <ul style="list-style-type: none"> <li>• New or reconstructed curb-ramps and directional ramps, where feasible; or</li> <li>• Mid-block high visibility pedestrian crosswalk on Monticello Avenue on the north side of the library driveways (i.e., install a Rectangular Rapid Flashing Beacon at the crosswalk).</li> </ul>	<p><b>Civic Project:</b>                      Identification on site circulation plans and site plan review and approval; site inspection</p> <p><b>Residential Project:</b>                      Identification on site circulation plans and site plan review and approval; site inspection</p>	<p><b>Civic Project:</b> Prior to issuance of grading permits</p> <p><b>Residential Project:</b> Prior to issuance of grading permits</p>	<p><b>Civic Project:</b> City of Pleasant Hill, Engineering Division</p> <p><b>Residential Project:</b> City of Pleasant Hill, Engineering Division</p>		
<p><b>MM TRANS-4: Prepare Fire Access Road Design and Sprinkler System Plan Prior to Construction</b>  <b>Civic Project:</b> Prior to issuance of grading permits, the contractor for the Civic Project shall ensure that designs for the Civic Project include:</p> <ul style="list-style-type: none"> <li>• Fire apparatus access road that provides a minimum width of 20 feet and with turning radius of 25 feet inside and 45 feet outside; and</li> </ul> <p><b>Residential Project:</b> Prior to issuance of grading permits, the contractor for the Residential Project shall ensure that designs for the Residential Project include:</p> <ul style="list-style-type: none"> <li>• Fire apparatus access road that provides a minimum width of 20 feet and with turning radius of 25 feet inside and 45 feet outside and either;</li> </ul>	<p><b>Civic Project:</b>                      Identification on site circulation plans and site plan review and approval; site inspection</p> <p><b>Residential Project:</b>                      Identification on site circulation plans and site plan review and approval; site inspection</p>	<p><b>Civic Project:</b> Prior to issuance of grading permits</p> <p><b>Residential Project:</b> Prior to issuance of grading permits</p>	<p><b>Civic Project:</b> City of Pleasant Hill, Engineering Division</p> <p><b>Residential Project:</b> City of Pleasant Hill, Engineering Division</p>		

**Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> <li>• Two separated and approved fire apparatus access roads; or</li> <li>• An approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the California Fire Code.</li> </ul>					

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