

# Mitigation Monitoring and Reporting Program

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The Initial-Study Mitigated Negative Declaration for the 490 Golf Club Road Project (project) identifies the mitigation measures that will be implemented to reduce the impacts associated with the project. The California Environmental Quality Act (CEQA) requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6[a][1]). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Initial Study-Mitigated Negative Declaration specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

The mitigation monitoring table lists those mitigation measures that may be included as conditions of approval for the project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The project applicant will have the responsibility for implementing the measures, and the various City of Pleasant Hill departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<b>Air Quality</b>							
<b>AQ-1: Fugitive Dust Control Best Management Practices (BMPs)</b>							
<p>The project construction contractor(s) shall implement the following fugitive dust control BMPs during site preparation and grading activities, as recommended by the BAAQMD:</p> <ul style="list-style-type: none"> <li>▪ All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times daily.</li> <li>▪ All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</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> <li>▪ All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.</li> <li>▪ Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage 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</li> </ul>	<p>Implement fugitive dust control measures;            Water exposed surfaces two times a day;            Cover haul trucks;            Remove mud or dirt track-out onto adjacent public roads;            Limit speeds to 15 miles per hour;            Pave roadways, driveways and sidewalks as soon as possible;            Minimize idling times;            Maintain construction equipment; and            Post sign with contact information, and respond to concerns within 48 hours.</p>	<p>Noted on approved plans for any permit issuance and throughout construction</p>	<p>Periodically throughout construction</p>	<p>City of Pleasant Hill Building, Engineering, and Planning Divisions and On-site Construction Manager</p>			

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<p>checked by a certified mechanic and determined to be running in proper condition prior to operation.</p> <ul style="list-style-type: none"> <li>A publicly visible sign with the telephone number and person to contact at the City of Pleasant Hill regarding dust complaints shall be posted. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.</li> </ul>							

**AQ-2: Reduce Risk of Exposure to Sensitive Receptors**

The applicant shall require all construction equipment to be equivalent to Tier 4 final emissions standards. By requiring all construction equipment to meet Tier 4 Final emissions standards DPM emissions would be reduced by approximately 80 percent for sensitive receptors on the project site. This would reduce the potential cancer risk to approximately 10.1 in a million. Therefore, the applicant shall also install high efficiency air filters rated MERV 13 or greater on all HVAC associated with structures that children and senior citizens would occupy during project construction. In addition, all children and seniors on the project site shall be required to stay inside during all construction activities, to the extent feasible. The incorporation of Tier 4 Final complaint engines and the air filtration would reduce potential risks to approximately 2 in a million.

All construction equipment shall be equivalent to Tier 4 final emissions standards; High efficiency air filters rated MERV 13 or greater shall be installed on all HVAC associated with structures children and seniors would occupy; To the extent feasible, all children and seniors shall stay inside during project construction.

Prior to start and throughout construction

Periodically throughout construction

City of Pleasant Hill Building, Engineering, and Planning Divisions and On-site Construction Manager

**Biological Resources**

**BIO-1: Nesting Bird Avoidance and Minimization Efforts**

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
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<p>Activities related to the project, including, but not limited to, vegetation removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (February 1 through August 31) if feasible. If construction will commence during the breeding season, then a pre-construction nesting bird survey shall be conducted no more than 3 days prior to initiation of ground disturbance and vegetation removal. The nesting bird pre-construction survey shall be conducted within the disturbance footprint and a 250-foot buffer where access can be authorized. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in Contra Costa County.</p> <p>If nests are found, an avoidance buffer (which is dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the avian biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.</p>	<p>Limit all initial ground disturbing activities, including tree removal, to the time period between February 1 and August 31.</p> <p>A qualified biologist shall prepare a pre-construction surveys if initial site disturbance cannot be conducted during the time specified above.</p> <p>The project proponent shall record the results of protective measures to document compliance with applicable state and federal laws and CDFW requirements pertaining to protection of native birds.</p>	<p>Monitor ground disturbing activities schedule prior to construction.</p> <p>Review pre-construction survey no more than two weeks prior to construction</p> <p>Review record of protective measures upon notice of located active bird nests.</p>	<p>Once</p>	<p>City of Pleasant Hill Planning Division and On-Site Construction Manager</p>			
<b>Cultural Resources</b>							
<b>CR-1: Unanticipated Archaeological Resources</b>							
<p>If archaeological resources are encountered</p>	<p>An archaeologist meeting the Secretary</p>	<p>Review of</p>	<p>Periodically</p>	<p>City of</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
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<p>during ground-disturbing activities, work within 50 feet of the find shall be halted and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (NPS 1983) shall be contacted immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, then data recovery excavation or other appropriate measures, as recommended by the qualified archaeologist, the City, and if appropriate, local Native Americans shall be used to mitigate any significant impacts to archeological resources.</p>	<p>of Interior's Professional Qualifications Standards for archaeology shall monitor all groundbreaking activities within the project site. In the event that cultural artifacts are encountered during project construction, all work in the vicinity of the find will be halted until such time as the find is evaluated by a qualified archaeologist and local Native American tribes.</p>	<p>construction monitoring activities during construction.</p>	<p>throughout construction activities.</p>	<p>Pleasant Hill Building, Engineering, and Planning Divisions and On-site Construction Manager</p>			
<b>Geology and Soils</b>							
<b>GEO-1: Geotechnical Design.</b>							
<p>To provide a more uniform subgrade and reduce the potential for damaging differential movement of building foundations, a moisture conditioned, well blended engineered fill layer at least three (3) feet thick shall be provided by the project contractor below the building and surrounding flatwork so that all building foundations and surrounding flatwork have a similar expansion potential. The compacted, engineered fill layer work shall be performed after demolition and before building construction. The fill layer shall be located below building foundations and surrounding flatwork and shall extend at least 5 feet beyond building footprints and at least 3 feet beyond exterior flatwork. A qualified geotechnical professional shall be onsite during over-excavation and replacement to observe and test</p>	<p>A qualified geotechnical professional shall monitor earthwork operations during the replacement of three-foot thick engineered fill on the site.</p>	<p>Prior to grading permit issuance</p>	<p>Once</p>	<p>City of Pleasant Hill Engineering Division</p>			

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fill placement operations. The actual depth and lateral extent of removal and replacement shall be determined in the field by a qualified geotechnical professional at the time of earthwork operations. There are several methods to determine the extent of removal including conducting a pressure meter test or flat plate dilatometer test, digging test pits, and capturing electrical resistivity imaging, among other methods. The City Engineer shall review and approve the work prior to grading of the project site.							
<b>Transportation</b>							
<b>TRA-1: Construction Traffic Management Plan</b>							
<p>To mitigate potential impacts and disruptions during project construction, the applicant shall submit a Construction Traffic Management Plan for City review and approval. The plan shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>• A prohibition on all construction truck activity during the period 30 minutes prior to the beginning of school and 30 minutes after the end of the school day.</li> <li>• The provision of flaggers at all on-site locations where construction trucks and construction worker vehicles conflict with school vehicle, bicycle, or pedestrian traffic.</li> <li>• Preservation of emergency vehicle access.</li> <li>• Identification of approved truck routes in communication with the City with the prohibition of all truck activity on the portion of Golf Club Road west of the project's driveway.</li> <li>• Location of staging areas and the location of construction worker parking.</li> </ul>	The project applicant shall submit a Construction Traffic Management Plan for approval by the City.	Construction Traffic Management plan approved prior to grading and building permit issuance and throughout construction	Periodically throughout construction	City of Pleasant Hill Building, Engineering, and Planning Divisions and on-site construction manager			

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<ul style="list-style-type: none"> <li>• Identification of the means and locations of the separation (i.e. fencing) of construction areas and active preschool property.</li> <li>• Provision of a point of contact for City of Pleasant Hill residents to obtain construction information, have questions answered and convey complaints.</li> <li>• Identification of the traffic controls and methods proposed during each phase of project construction. Provision of safe and adequate access for vehicles, transit, bicycles, and pedestrians. Traffic controls and methods employed during construction shall be in accordance with City of Pleasant Hill standards and the requirements of the Manual of Uniform Traffic Control Devices (FHWA, 2009 MUTCD with Revisions 1 and 2, May 2012).</li> <li>• Provision of notice to relevant emergency services, thereby avoiding interference with adopted emergency plans, emergency vehicle access, or emergency evacuation plans.</li> <li>• Maintenance of bicycle and pedestrian access along the project’s driveway for the duration of project construction.</li> </ul>							
<b>TRA-2: Pedestrian Facilities</b>							
The project shall be designed to provide a clear ADA pedestrian path of travel from Golf Club Road to the project site. The project design shall incorporate a crosswalk and curb ramps crossing the vehicle path of travel on the southwest corner of the project site.	The project design shall incorporate a crosswalk and curb ramps crossing the vehicle path of travel on the southwest corner of the project site.	ADA Plans approved prior to grading or building permit issuance and installed prior to any occupancy	Once	City of Pleasant Hill Engineering Division			
<b>TRA-3: Emergency Vehicle Access</b>							

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The project shall be designed to provide a second point of access for emergency vehicles other than the current Golf Club Road driveway. The applicant shall work with the Contra Costa Fire Protection District to identify and construct a second point of access to the project site. If a second point of access cannot be constructed, then the applicant shall obtain a variance from the Contra Costa County Fire Protection District allowing for the development's provision of only a single point of access prior to project construction.	The project shall be designed to provide a second point of access for emergency vehicles other than the current Golf Club Road driveway; or obtain a variance from the Contra Costa County Fire Protection District, which provides service within the City of Pleasant Hill, allowing for the development's provision of only a single point of access.	Plans approved prior to grading or building permit issuance and maintained during construction	Once	City of Pleasant Hill Engineering Division; Contra Costa Fire Protection District			

**Tribal Cultural resources**

**TCR-1: Unanticipated Discovery of Tribal Cultural Resources**

In the event that cultural resources of Native American origin that may be considered tribal cultural resources are identified during construction, all earth disturbing work within 50 feet of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find and in consultation with the on-site Native American monitor. If the archaeologist and Native American monitor determine that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with Native American groups. The plan would include avoidance of the resource or, if avoidance of the resource is infeasible, the plan would outline the appropriate treatment of the resource in coordination with the appropriate Native American tribal representative(s).	An on-site Native American monitor and qualified archaeologist shall monitor all groundbreaking activities within the project site. In the event that tribal cultural artifacts are encountered during project construction, all work within 50-feet of the find will be halted until such time as the find is evaluated by a qualified archaeologist and local Native American tribes.  If the find is determined to be significant under CEQA, a mitigation plan shall be prepared and implemented.	Throughout construction	Ongoing during ground disturbance and throughout construction	City of Pleasant Hill Planning Division and on-site Construction Manager			
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