

**Mitigation Monitoring and Reporting Program
for the
Downtown Cleaveland Multi-family Residential Project
Environmental Impact Report
City of Pleasant Hill, Contra Costa County, California**

Prepared for:
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Table 1: Downtown Cleaveland Multi-family Residential Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
Aesthetics					
<p>MM AES-4: Exterior Lighting Proposed exterior lighting shall be directed downward and away from adjacent properties and public/private right-of-way, as well as, if over 10 feet in height, include light coverings to prevent glare or excessive light spillover.</p>	Include in project construction documents; City of Pleasant Hill, Building Division shall inspect the completed project to ensure the mitigation measures are implemented	Prior to issuance of building permits and during construction	City of Pleasant Hill, Building, Engineering and Planning Divisions		
Air Quality					
<p>MM AIR-2: Implement BAAQMD Best Management Practices During Construction The following Best Management Practices (BMPs), as recommended by the Bay Area Air Quality Management District (BAAQMD), shall be included in the design of the proposed project and implemented during construction:</p> <ul style="list-style-type: none"> • All active construction areas shall be watered at least two times per day. • 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. • 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. • 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. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. 	Include in project construction documents; City of Pleasant Hill, Building Division shall inspect the worksite regularly to ensure the construction mitigation measures are implemented	Prior to issuance of demolition, grading, and building permits and during construction	City of Pleasant Hill, Building, Engineering and Planning Divisions		

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<ul style="list-style-type: none"> • 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. • 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. • 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. • 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. 					
<p>MM AIR-3: Implement a Construction Operations Emissions Reduction Plan</p> <p>Prior to the issuance of any demolition, grading, or building permits (whichever occurs earliest), the project applicant and/or construction contractor shall prepare a construction operations plan that, during construction activities, requires all off-road equipment with engines greater than 50 horsepower to meet United States Environmental Protection Agency (EPA) or California Air Resources Board (ARB) Tier 4 Interim offroad emission standards. This plan shall be implemented prior to construction activities to ensure that all off-road equipment with engines greater than 50 horsepower meet either EPA or ARB Tier 4 Interim off-road emission standards. The</p>	Incorporate into bid documents; On-site inspection and submittal of logs	<p>Prior to the issuance of demolition, grading, and building permits</p> <p>Prior to any fuel powered grading or construction activities</p>	City of Pleasant Hill, Building, Engineering and Planning Divisions		

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<p>construction contractor shall maintain records concerning its efforts to comply with this requirement during construction, 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. The project applicant and/or construction contractor shall submit the construction operations plan and records of compliance to the City of Pleasant Hill.</p>					
Biological Resources					
<p>MM BIO-1: Avoidances of Roosting Bats During Construction The following measures shall be implemented year-round prior to construction work related to building, other structure, or tree removal or modification:</p> <p>If it is determined by a qualified wildlife Biologist that suitable roosting habitat for special-status bats will be affected by project construction (e.g., removal or buildings and/or trees), the Biologist shall 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 demolition or construction. Survey methodology may include visual surveys of bats (e.g., observation of bats during foraging period), inspection for suitable habitat, bat sign (e.g., guano), or use of ultrasonic detectors (Anabat, etc.). Visual surveys shall include trees within 0.25 mile of project construction activities to the extent visual surveys can be properly conducted from the project site or public right-of-way. 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>	<p>Preconstruction surveys by a qualified Biologist; submittal of survey documents; periodic on-site inspection and monitoring, as needed</p>	<p>No less than 7 days and no more than 14 days prior to beginning ground disturbance and construction</p>	<p>City of Pleasant Hill, Planning Division; California Department of Fish and Wildlife (as appropriate)</p>		

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<p>If evidence of bat use is observed, the number and species of bats using the roost shall be determined. Bat detectors may be used to supplement survey efforts.</p> <p>If roosts are determined to be present and must be removed, the bats shall be excluded from the roosting site before the roosting habitat is removed. A mitigation program addressing compensation, exclusion methods, and roost removal procedures shall be developed and approved by the project Biologist 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).</p> <p>If roosts cannot be avoided or it is determined that construction activities may cause roost abandonment, such activities shall not commence until permanent, elevated bat houses have been installed outside of, but near the construction area. Placement and height shall be determined by a qualified wildlife Biologist, but the height of the bat house will be at least 15 feet. Bat houses shall be multi-chambered and shall be purchased or constructed in accordance with California Department of Fish and Wildlife (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 shall be installed for each pair of bats (if occurring individually), or of sufficient number to accommodate each colony of bats to be relocated.</p>					
<p>MM-BIO-2: Avoidance of Migratory and Nesting Birds During Construction Implementation of the following avoidance and minimization measures would avoid or minimize potential effects to</p>	Preconstruction surveys by a qualified Biologist; submittal of survey documents; periodic on-	No more than 7 days prior to the start of ground disturbing activities in the	City of Pleasant Hill, Planning Division; United States Fish and Wildlife Service		

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<p>migratory birds and habitat in and adjacent to the project site. The following measures shall be implemented for demolition, construction, and construction work during the breeding/nesting season (February 15 through August 31). If ground disturbance, demolition, and construction would occur outside of the breeding/nesting season (September 1 through February 14), then no mitigation shall be required.</p> <p>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 preconstruction surveys for migratory birds within the construction area, including a 150-foot survey buffer, no more than 7 days prior to the start of ground disturbing or demolition activities in the construction area.</p> <p>If an active nest is located during preconstruction surveys, United States Fish and Wildlife Service (USFWS) and/or California Department of Fish and Wildlife (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 may include establishment of 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.</p> <p>A qualified Biologist shall delineate any necessary buffer using nest buffer signs, Environmentally Sensitive Area (ESA) 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. If no active nest is located during pre-construction surveys, then no further mitigation is necessary.</p>	<p>site inspection and monitoring, as needed</p>	<p>construction area between February 15 and August 31</p>	<p>and/or California Department of Fish and Wildlife (as appropriate)</p>		

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Cultural Resources and Tribal Cultural Resources					
<p>MM CUL-1: Archaeological Spot-Monitoring and Halt of Construction Upon Encountering Historical, Archeological Materials</p> <p>An Archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology shall inspect the site once grubbing and clearing are complete, and prior to any grading or trenching into previously undisturbed soils. This shall be followed by regular periodic or “spot-check” archaeological monitoring as determined by the Archaeologist. 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 project applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement.</p> <p>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. If the find is considered significant, then 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 CEQA Guidelines Section 15064.5. Any previously undiscovered resources found during construction within the project site shall be recorded on appropriate Department of Parks and Recreation (DPR)</p>	<p>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>Once site clearing and grubbing has been completed; prior to issuance of grading permit</p>	<p>City of Pleasant Hill, Planning Division; Archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology</p>		

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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>MM CUL-3: Stop Construction Upon Encountering Human Remains</p> <p>If during the course of project construction, there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> 1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted 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 Most Likely Descendent (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. 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 on the project site in a location not subject to further subsurface disturbance: <ul style="list-style-type: none"> • 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 the commission. • The MLD identified fails to make a recommendation. 	Review of Native American Heritage Commission correspondence; on-site inspection and monitoring as needed; submittal of findings and documentation	Immediately following the encounter of any human remains	City of Pleasant Hill, Planning Division; Native American Heritage Commission; Contra Costa County Coroner		

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<ul style="list-style-type: none"> 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. 					
<p>MM CUL-6: Diversion of Construction Activities and Assessment by a Professional Paleontologist In the highly unlikely chance that any significant fossils (i.e., bones, teeth, or unusually abundant and well-preserved invertebrates or plants) are unearthed, construction activities are to be diverted at least 15 feet from the discovery until a professional Paleontologist has assessed the find and, if deemed appropriate, salvaged it in a timely manner. Collected fossils shall be deposited in an appropriate repository such as the University of California Museum of Paleontology (UCMP), where they will be curated and made accessible for future studies.</p>	On-site inspection/monitoring, as needed	During demolition, grading, and construction activities	City of Pleasant Hill, Planning Division; Paleontological Monitor		
Noise					
<p>MM NOI-1: To meet the interior noise level standard of 45 A-weighted decibel (dBA) Community Noise Equivalent Level (CNEL), all proposed residential units shall be supplied with an alternative form of ventilation, such as air conditioning or noise-attenuated passive ventilation systems, that would allow an occupant the option of controlling noise by keeping the windows shut (as the interior noise standard would not be met with open windows).</p>	Shall be included in project building plans	Prior to issuance of building permit, at final inspection	City of Pleasant Hill, Building and Planning Divisions		
<p>Improvement Measure (IM) NOI-2: To help further reduce any construction related noise, the following multi-part improvement measure should be incorporated into the proposed project as a design feature:</p> <ul style="list-style-type: none"> 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. 	Record in contract specifications and all permit plans; periodic on-site inspection / monitoring, as needed and submittal of on-site monitoring reports	Prior to issuance of demolition, grading and building permits, and during construction	City of Pleasant Hill, Building and Planning Divisions		

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<ul style="list-style-type: none"> • The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited. • The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where such market available technology exists. • At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as reasonably practicable from sensitive receptors and placed so that emitted noise is directed away from the nearest residential land uses. • 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 shall 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. • The construction contractor shall limit noise producing construction activities to the hours between 7:30 a.m. and 7:00 p.m., Monday through Friday, and between 9:00 a.m. and 6:00 p.m. on Saturday unless a special permit is approved by the City pursuant to applicable code requirements. 					
Transportation					
<p>MM TRANS-1a: Preparation of a Construction Management Plan Prior to issuance of any construction permits, the project applicant shall retain a qualified transportation consultant to prepare and submit a Construction Traffic Management Plan to</p>	Review and approval of Construction Traffic Management Plan; periodic on-site inspection, as needed	Prior to issuance of demolition, grading, and construction permits; During construction	City of Pleasant Hill, Engineering Division		

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<p>the City of Pleasant Hill for review and approval. The plan shall consist of:</p> <ul style="list-style-type: none"> • Project staging plan to maximize on-site storage of materials and equipment. • 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. • Permitted construction hours. • Location of construction staging. • Identification of parking areas for construction employees, site visitors, and inspectors, including on-site locations. • Provisions for street sweeping to remove construction related debris on public streets. • Pedestrian detour routes that may need to be implemented during project construction. • Traffic control to direct bicycle traffic along Cleveland Road during project construction. 					
<p>MM TRANS-3: Installation of a Convex Mirror A convex mirror shall be installed at the bottom of the ramp, on the wall opposite the ramp in the parking garage to aid drivers descending the ramp.</p>	Identification on site circulation plans and site plan review and approval; site inspection	Prior to issuance of grading and building permits and at final inspection	City of Pleasant Hill, Engineering Division		