

MITIGATION MONITORING AND REPORTING PROGRAM
100 MAYHEW WAY, PLANNED UNIT DEVELOPMENT & ZONING CHANGE

1. STATUTORY REQUIREMENT

When a lead agency makes findings on significant environmental effects identified in an mitigated negative declaration (MND), the agency must also adopt a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment” (Public Resources Code Section 21081.6(a) and California Environmental Quality Act Guidelines Section 15091(d) and Section 15097). The Mitigation Monitoring and Reporting Program (MMRP) is implemented to ensure that the mitigation measures and project revisions identified in the MND are implemented. Therefore, the MMRP must include all changes in the proposed project either adopted by the project proponent or made conditions of approval by the lead agency or a responsible agency.

2. ADMINISTRATION OF THE MITIGATION MONITORING AND REPORTING PROGRAM

The City of Pleasant Hill (City) is the lead agency responsible for the adoption of the MMRP. Bates-Stringer Pleasant Hill, LLC is the project applicant and is responsible for implementing, verifying, and documenting compliance with the MMRP, in coordination with other identified agencies. According to CEQA Guidelines Section 15097(a), a public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation. However, until mitigation measures have been completed, the lead agency remains responsible for ensuring that implementation of the measures occurs in accordance with the program.

Verification of mitigation compliance and responsibility for compliance is the responsibility of the applicant–designated project manager. The project manager will be responsible for coordinating plan reviews and field verification with the appropriate City department staff or outside agencies.

3. MITIGATION MEASURES AND REPORTING PROGRAM

Table 1 is structured to enable quick reference to mitigation measures and the associated monitoring program based on the environmental resource. The numbering of mitigation measures correlates with numbering of measures found in the Environmental Checklist of the Initial Study.

Table 1. Mitigation Monitoring and Reporting Program—100 Mayhew Way, Pleasant Hill

Mitigation Measure	Requirements of Measure	Compliance Method	Verification/Timing	Responsible Party	Review and Approval (Date/Initials)
<i>Air Quality</i>					
Air-1	<p>Standard Construction Best Management Practices. The contractor shall implement the following BAAQMD-recommended Best Management Practices:</p> <ol style="list-style-type: none"> 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. 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. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible and feasible. Building pads shall be laid as soon as possible and feasible, as well, after grading unless seeding or soil binders are used. 6. 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 [CCR]). Clear signage shall be provided for construction workers at all access points. 7. 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 	<ul style="list-style-type: none"> • Construction equipment 	<ul style="list-style-type: none"> • During Construction 	<ul style="list-style-type: none"> • Construction Contractor 	

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	<p>condition prior to operation.</p> <p>8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</p>				
Air-2	<p>Construction Emissions Minimization Practices. The project shall demonstrate compliance with the following Construction Emissions Minimization Practices prior to issuance of demolition, building or grading permits:</p> <p>1. All off-road equipment greater than 25 horse power (hp) and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements:</p> <p>a) Where access to alternative sources of power are available, portable diesel engines shall be prohibited;</p> <p>b) All off-road equipment shall have:</p> <p>i. Engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and</p> <p>ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS).</p> <p>c) Exceptions:</p> <p>i. Exceptions to 1(a) may be granted if the project sponsor has submitted information providing evidence to the satisfaction of the City that an alternative source of power is limited or infeasible at the project site and that the requirements of this exception provision apply.</p> <p>ii. Exceptions to 1(b)(ii) may be granted if the project sponsor has submitted information providing evidence</p>	<ul style="list-style-type: none"> • Construction equipment 	<ul style="list-style-type: none"> • During Construction 	<ul style="list-style-type: none"> • Construction Contractor 	

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	<p>to the satisfaction of the City that a particular piece of off-road equipment with an ARB Level 3 VDECS is: (1) technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, (3) installing the control device would create a safety hazard or impaired visibility for the operator, or (4) there is a compelling emergency need to use off-road equipment that are not retrofitted with an ARB Level 3 VDECS and the sponsor has submitted documentation to the City that the requirements of this exception provision apply. If granted an exception to 1(b)(ii), the project sponsor must comply with the requirements of 1(c)(iii).</p> <p>iii. If an exception is granted pursuant to 1(c)(ii), the project sponsor shall provide the next cleanest piece of off-road equipment, including a Tier 2 engine standard and the following emissions control/alternative fuel in order of preference if available: 1) ARB Level 2 VDECS, 2) ARB Level 2 VDECS, or 3) Alternative Fuel.</p>				
Biological Resources					

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Bio-1	<p>Nesting Birds. If construction occurs during the breeding season (February through August), the site and a surrounding radius of not less than 0.5 miles shall be surveyed by a qualified biologist to verify the presence or absence of nesting birds protected under the federal Migratory Bird Treaty Act and the California Fish and Wildlife Code. Pre-construction surveys shall be conducted within 15 days prior to start of work and shall be submitted to the Building Division. If the survey indicates the potential presences of nesting birds, the applicant shall comply with recommendations of the biologist regarding an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be based to a large extent on the nesting species and its sensitivity to disturbance.</p>	<ul style="list-style-type: none"> • Surveys 	<ul style="list-style-type: none"> • Prior to Construction 	<ul style="list-style-type: none"> • Applicant 	
<i>Geology and Soils</i>					

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Geo-1	<p>Liquefaction & Expansion Risk. To reduce the liquefaction effects on foundations and post-construction distress to the proposed structures from surface soil swelling and shrinkage, recommendations from the Project's Geotechnical Report shall be implemented, including, but not limited to, the following:</p> <ul style="list-style-type: none"> • Post-tensioned building foundations for the Project shall be designed to resist 1-1/4 inches of differential settlement of the supporting soils over a distance of approximately 30 feet. • The slab foundation shall bear entirely on properly prepared, compacted structural fill. • At least 10 feet of cover shall be provided between the outer face of slabs and un-retained slope faces, as measured laterally between slope faces and the slabs. • A vapor retarder shall be placed between the subgrade soils and the bottom of the slabs-on-grade. • An experienced Structural Engineer should design the post-tensioned slabs to resist the differential soil movement. • Underground pipelines (gas lines, sanitary sewers, water services, etc.) shall be properly designed to compensate for the settlement caused by the liquefaction of the underlying supporting soils. 	<ul style="list-style-type: none"> • Project Design 	<ul style="list-style-type: none"> • Prior to Construction 	<ul style="list-style-type: none"> • Project Engineer 	
<i>Hazardous Materials</i>					
Haz-1	<p>Site Management Plan and Health and Safety Plan. As a condition of Project approval and prior to start of grading or other construction activities, the Project applicant shall prepare a Site Management Plan and Health and Safety Plan to establish appropriate management practices for handling impacted soil and ground water that may be encountered during construction activities. These materials may require special handling and disposal. Compliance with this mitigation will alleviate any significant hazards to the public or the environment, and reduce</p>	<ul style="list-style-type: none"> • Health and Safety Plan 	<ul style="list-style-type: none"> • Prior to Construction 	<ul style="list-style-type: none"> • Applicant 	

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<i>Hydrology & Water Quality</i>					
Hydro-1	<p>NPDES General Permit for Construction. As a condition of Project approval and prior to start of grading or other construction activities, the Project applicant shall file a Notice of Intent (NOI) with the RWQCB for compliance with the NPDES General Construction Permit. Pursuant to that permit, the Project will be required to implement management practices of the RWQCB during all phases of construction, including but not limited to the following:</p> <ol style="list-style-type: none"> 1. Burlap bags filled with drain rock shall be installed around storm drains to route sediment and other debris away from the drains. 2. Earthmoving or other dust-producing activities shall be suspended during periods of high winds. 3. All exposed or disturbed soil surfaces shall be watered at least twice daily to control dust as necessary. 4. Stockpiles of soil or other materials that can be blown by the wind shall be watered or covered. 5. All trucks hauling soil, sand, and other loose materials shall be covered or shall maintain at least two feet of freeboard. 6. All paved access roads, parking areas, staging areas and streets adjacent to the construction site shall be swept daily (with water sweepers). 7. Vegetation in disturbed areas shall be replanted as quickly as possible. 8. All unpaved entrances to the site shall be filled with rock to knock mud from truck tires prior to entering City streets. A tire wash system may also be employed if requested by the City. 	<ul style="list-style-type: none"> • NPDES Permit 	<ul style="list-style-type: none"> • Prior to Construction 	<ul style="list-style-type: none"> • Applicant 	

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Hydro-2	Compliance with SWPPP. The Project proponent shall prepare and file a draft Stormwater Pollution Prevention Plan (SWPPP) that addresses measures to minimize and control construction runoff. A copy of the draft SWPPP will be submitted to the City of Pleasant Hill for review and approval prior to start of construction. When approved, the certified SWPPP will be posted at the Project site.	<ul style="list-style-type: none"> • SWPPP Plan 	<ul style="list-style-type: none"> • Prior to construction 	<ul style="list-style-type: none"> • Applicant 	
Hydro-3	NPDES C.3 Requirements, Stormwater Control Plan. Pursuant to the San Francisco Bay RWQCB's Municipal Regional Stormwater NPDES Permit (Permit Number CAS612008) (MRP), the Project applicant shall be required to design, construct and operate stormwater treatment controls to treat post-construction stormwater runoff. These controls shall be sized, designed, implemented and operated in accordance with the Provision C.3 requirements of the regional permit, and the technical requirements of the Contra Costa Clean Water Program C.3 Stormwater Handbook, 6th Edition Update, dated March 2016.	<ul style="list-style-type: none"> • Stormwater Control Plan 	<ul style="list-style-type: none"> • Prior to construction 	<ul style="list-style-type: none"> • Applicant 	

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Hydro-4	<p>NPDES Best Management Practices. The following measures, based on the RWQCB Best Management Practices (BMPs) and the City requirements, are required of the Project to ensure compliance with NPDES permit requirements for post-construction operations to reduce water quality impacts.</p> <ol style="list-style-type: none"> 1. When the construction phase is complete, a Notice of Termination (NOT) for the General Permit for Construction will be filed with the RWQCB and the City of Pleasant Hill. The NOT will document that all elements of the SWPPP have been executed, construction materials and waste have been properly disposed of, and a post-construction stormwater management plan is in place as described in the SWPPP for the Project site. 2. All post-construction Treatment Control Measures (TCMs) will be installed, operated, and maintained by qualified personnel. On-site inlets will be cleaned out at a minimum of once per year, prior to the wet season. 3. The property owner will keep a maintenance and inspection schedule and record to ensure the TCMs continue to operate effectively for the life of the Project. Copies of the schedule and record must be provided to the City upon request and must be made available for inspection on-site at all times. 4. The property owner will ensure that the bio-retention/treatment areas are maintained as designed for the useful life of the Project and preclude operations from diminishing the functionality of the system. 	<ul style="list-style-type: none"> • Best Management Practices • Maintenance 	<ul style="list-style-type: none"> • Prior to construction • Post-construction 	<ul style="list-style-type: none"> • Construction Contractor • Applicant/Property owner 	
<i>Noise</i>					

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Noise-1	<p>Vibration Impacts to Adjacent Offices and Nearby Residences. Paving activities that use vibratory rollers should minimize impacts by implementing the following:</p> <ol style="list-style-type: none"> 1. The Construction Management Plan should limit use of the equipment that could produce perceptible levels of vibration at adjacent locations to as few total hours as possible. 2. Usage of this equipment should be limited to weekend daytime hours (9am-6pm), when the adjacent offices are typically vacant. 3. Provide prior notification to adjacent office workers and nearby residents of Walnut Creek Manor that perceptible vibrations could occur during this limited period of time. 	<ul style="list-style-type: none"> • Limiting Equipment Use • Notification 	<ul style="list-style-type: none"> • Prior to and during construction 	<ul style="list-style-type: none"> • Construction Contractor 	
Noise-2	<p>Modification, placement, and operation of construction equipment. Construction equipment shall be well-maintained and used judiciously to be as quiet as possible. Additionally, construction activities for the proposed project shall include the following best management practices to reduce noise from construction activities:</p> <ol style="list-style-type: none"> 1. The Subdivider's contractor shall limit development activities as follows: (1) general construction activities shall only occur between the hours of 7:30 a.m. to 7:00 p.m. Monday through Friday, except that heavy equipment activities for mass site grading and improvements shall be further limited to 9 a.m. to 4 p.m. Monday thru Friday only, and shall be prohibited on all weekend days and City holidays. Construction activity, limited to interior work on the single family homes only, is permitted on Saturdays between the hours of 9 a.m. and 6 p.m. only. All Grading/Construction activities (to include interior work on the single family homes) are prohibited on Sundays and on City recognized holidays. 2. The Project would be required to submit to the Building Department a list of steps to be taken in order to respond to and track construction-related noise complaints. These steps would include but would not be limited to the following: 	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • 	

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	<ul style="list-style-type: none"> a) A procedure for notifying the Building Division staff and Pleasant Hill Police Department; b) A plan for posting signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the events of a problem; c) A listing of telephone numbers (during regular construction hours and off-hours); d) Notification of neighbors within 300 feet of the project construction area at least 30 days in advance of any extreme noise-generating activities about the estimated duration of the activity; and e) A preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed. <ul style="list-style-type: none"> 3. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. 4. Unnecessary idling of internal combustion engines shall be strictly prohibited. 5. Locate stationary noise-generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. Construct temporary noise barriers to screen stationary noise-generating equipment when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 5 dBA. 6. Utilize "quiet" air compressors and other stationary noise sources where technology exists. 				