Mitigation Monitoring and Reporting Program

The Initial Study-Mitigated Negative Declaration for the 401 Taylor Boulevard II Residential (project) identifies the mitigation measures that will be implemented to reduce the impacts associated with the project. The California Environmental Quality Act (CEQA) requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in section 21081.6(a)(1) of the Public Resources Code:

> *…the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects to the environment.*

Section 21081.6 also provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined as part of adopting a mitigated negative declaration.

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	Action Required	Monitoring Timing	Responsible Parties	Compliance Verification		
				Initial	Date	Comments
Air Quality						
AQ-1: Low Emission Construction Equipment						
The project applicant or contractor shall select equipment during construction to minimize emissions. The project applicant shall submit a construction management plan to the City for review and approval, prior to issuance of any grading and building permits. The construction management plan shall demonstrate that the off-road equipment used on site to construct the project would include the following: ▪ All diesel-fueled equipment used during project construction shall be equipped with Tier 4 Final engines. In the event that Tier 4 Final engines are not commercially available, use of alternatively fueled (i.e., non-diesel) equipment or other control technology (i.e., diesel-particulate filters) may suffice, as long as a 20 percent reduction in the overall average fleet NO_x emissions can be demonstrated in the CalEEMod modeling. Note that the emissions modeling for the standard fleet mix in the CalEEMod utilized OFFROAD2011 emission factors for the year 2024. ▪ Construction equipment staging shall be situated as far from existing residential receptors as possible. Construction haul routes shall be limited to paved roads and minimize travel adjacent to existing residences. Implementation of Mitigation Measure AQ-1 would reduce NO_x to a level below the BAAQMD threshold of 54 pounds per day. With the use of Tier 4 interim engines for all diesel-fueled equipment, the NO_x	Submit a construction management plan to the City of review and approval. The construction management plan shall demonstrate that the off-road equipment used on-site to construct the project would include the following: ▪ All diesel-fueled equipment used during project construction shall be equipped with Tier 4 Final engines. In the event that Tier 4 Final engines are not commercially available, use of alternatively fueled (i.e., non-diesel) equipment or other control technology (i.e., diesel-particulate filters) may suffice, as long as a 20 percent reduction in the overall average fleet NO_x emissions can be demonstrated in the CalEEMod modeling. Note that the emissions modeling for the standard fleet mix in the CalEEMod utilized OFFROAD2011 emission factors for the year 2024. ▪ Construction equipment staging shall be situated as far from existing residential receptors as possible.	Prior to issuance of any grading and building permits and throughout construction	City of Pleasant Hill Building, Engineering and Planning Divisions and On-site Construction Manager			

Mitigation Measure	Action Required	Monitoring Timing	Responsible Parties	Compliance Verification		
				Initial	Date	Comments
emissions were reduced from 65 pounds per day to 24 pounds per day.						
AQ-2: Fugitive Dust Control Best Management Practices						
project construction contractor(s) shall implement the following fugitive dust control best management practices during site preparation and grading activities, as recommended by the BAAQMD:	▪ Implement fugitive dust control measures	Throughout construction	City of Pleasant Hill Building, Engineering and Planning Divisions and On-site Construction Manager			
▪ All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times daily.	▪ Water exposed surfaces two times a day					
▪ All haul trucks transporting soil, sand, or other loose material off-site shall be covered.	▪ Cover haul trucks					
▪ 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.	▪ Remove mud or dirt track-out on adjacent public roads					
▪ All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.	▪ Limit speeds to 15 miles per hour					
▪ All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.	▪ Pave roadways, driveways and sidewalks as soon as possible					
▪ 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	▪ Minimize idling times					

Mitigation Measure	Action Required	Monitoring Timing	Responsible Parties	Compliance Verification		
				Initial	Date	Comments
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. ▪ 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.	▪ Maintain construction equipment ▪ Post sign with contact information, and respond to concerns within 48 hours					
Biological Resources						
BIO-1: Special-status Bat Species Avoidance and Minimization						
To avoid potential impacts to roosting special-status bats, a qualified biologist shall conduct a preconstruction survey of the building and any trees slated for removal no more than 15 days prior to project construction. Building eaves and attics, as well as tree cavities and exfoliated bark that could provide roosting or maternity habitat shall be examined for evidence of use by bats. If roosts are found, the qualified biologist shall decide whether young are present. If a maternity site is found, a qualified biologist will ensure no impacts to the maternity site would occur until the young have reached independence by establishing an appropriate buffer around the roost. If adults are found roosting but no maternity sites are found, then a qualified	▪ A qualified biologist shall conduct a preconstruction survey of the building and any trees slated for removal	No more than 15 days prior to project construction Ongoing throughout construction as necessary	City of Pleasant Hill Planning Division and On-site Construction Manager			

Mitigation Measure	Action Required	Monitoring Timing	Responsible Parties	Compliance Verification		
				Initial	Date	Comments
biologist shall flush the adult bats prior to the time the building or tree in question would be removed or disturbed.						
BIO-2: Nesting Bird Construction Surveys and Monitoring						
Project construction occurring February 1 to September 15 will require a preconstruction nesting bird survey no more than 14 days prior to the start of ground disturbing activities. A qualified biologist shall survey accessible areas within 150 feet (for passerines) and 500 feet (for raptors) of construction for active nests. Should an active nest be identified, the qualified biologist will establish an avoidance buffer based on the needs of the species identified and pursuant to consultation with CDFW, if necessary, prior to initiation of construction activities. Avoidance buffers shall remain in place until the end of the general nesting season or upon determination by the qualified biologist that young have fledged, or the nest has failed. Should ground disturbance commence later than 14 days from the survey date, an additional preconstruction survey shall be conducted prior to reinitiating work. Should work activity cease for 5 days or greater during the breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity. If buffer zones are determined to be infeasible, a full-time qualified biological monitor shall be on site to monitor construction within the buffer zones to avoid impacts to active nests and nesting birds.	▪ Verify initial ground disturbance activities, including vegetation removal, does not occur during the general avian nesting season (February 1- September 15) ▪ If construction commences during the breeding season, verify that a qualified biologist has conducted a preconstruction nesting bird survey to determine the presence/ absence, location, and status of nests on or adjacent to the project site and establish avoidance area buffers if necessary, per mitigation. ▪ Verify no ground disturbing activities occur in buffer until qualified biologist has confirmed breeding/ nesting is completed and young have fledged the nest	Prior to issuance of a grading permit No more than 14 days prior to vegetation clearance and demolition Ongoing throughout construction as necessary	City of Pleasant Hill Planning Division and On-site Construction Manager			

Mitigation Measure	Action Required	Monitoring Timing	Responsible Parties	Compliance Verification
Cultural Resources				
CR-1: Unanticipated Archaeological Resources				
If archaeological resources are encountered 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.	▪ If archaeological resources are encountered during ground-disturbing activities, verify all work within 50 feet of the find is halted if cultural resources are encountered and a qualified archeologist is contacted to evaluate the find.	Ongoing during ground disturbance, immediately after discovery of cultural resources	City of Pleasant Hill Planning Division and On-site Construction Manager	
Geology and Soils				
GEO-1: Geotechnical Investigation Earthwork Recommendations				
To mitigate landslide risk, as recommended by ENGEO (Appendix GEO), all existing fill on site shall be removed and replaced with engineered fill. If any perched groundwater is found during construction that may inhibit full removal of the existing fill, the geotechnical engineer will determine the required depth of existing fill removal. The removed fill can be used as compacted fill to raise the grade throughout the site. If removed fill is reused, the given recommendations in the Fill Compaction section of the Geotechnical Investigation must be implemented.	▪ Remove and replace all existing fill on site with engineered fill.	Ongoing during ground disturbance	City of Pleasant Hill – Engineering Division and On-site Construction Manager	
GEO-2: Slope Fill Compaction				

Mitigation Measure	Action Required	Monitoring Timing	Responsible Parties	Compliance Verification
Once conceptual grading plans are developed, site-specific slope stability analysis shall be conducted to determine if any building setbacks should be imposed. Undocumented fill used along periphery slopes shall be removed. Undocumented fill may remain along the periphery slopes if one of the following methods is implemented: geotechnical corrective grading, geogrid reinforcement, buried retaining walls, drilled pier foundations, or a stitch pier wall along the slope crest. These geotechnical schemes will also require site-specific slope stability analysis prior to any implementation of corrective efforts. A qualified geologist shall oversee earthwork operations to check that the site is properly prepared, selected fill materials are satisfactory, and that placement and compaction of the fills has been performed in accordance with geotechnical recommendations and project specifications. Additionally, the installation of drained keyways at the toes of proposed fill slopes and slope repairs shall be constructed to mitigate potential slope stability hazards. A qualified Engineering Geologist shall determine whether fill should be adequately keyed or benched into component material or bedrock material. The actual depth and location of the keyways, subexcavated benches, and locations of subdrainage shall be determined in the field by a qualified Engineering Geologist based on the actual field conditions and geometry exposed during grading.	▪ Slope stability analysis shall be conducted after grading plans have been developed to determine building setbacks ▪ Slope stability analysis should be conducted before corrective efforts are implemented ▪ A qualified geologist shall oversee earthwork operations to check that the site is properly prepared, selected fill materials are satisfactory, and that placement and compaction of the fills has been performed in accordance with geotechnical recommendations and project specifications. ▪ . A qualified Engineering Geologist shall determine whether fill should be adequately keyed or benched into component material or bedrock material.	After grading plans have been developed Before corrective efforts are implemented Ongoing during construction During grading and prior to the construction of toe keyways	City of Pleasant Hill – Engineering and Planning Division and On- site Construction Manager	
GEO-3: Fill Compaction				
Areas to receive fill placement shall be scarified to a minimum depth of 12 inches, moisture conditioned, and recompacted to provide adequate bonding with the initial lift of fill. All fills should be placed in thin lifts, with the lift thickness not to exceed 10 inches or the depth of penetration of the compaction equipment used, whichever is less. The compaction	▪ Areas to receive fill placement shall be scarified to a minimum depth of 12 inches, moisture conditioned, and recompacted to provide adequate bonding with the initial lift of fill per compaction recommendations.	During grading	City of Pleasant Hill – Engineering Division and On- site Construction Manager	

Mitigation Measure	Action Required	Monitoring Timing	Responsible Parties	Compliance Verification
recommendations provided in Table 11 of the IS/MND shall be used for the placement and compaction of fills.				
Hazards and Hazardous Materials				
HAZ-1: Vapor Mitigation System (VMS)				
Prior to the issuance of building permits, the project applicant shall submit detailed plans to the City for the construction of the VMS for all residential structures proposed for construction within 100 feet of possible vapor sources as defined by the DTSC/RWQCB's February 2020 Supplemental Guidance. The building permit plans for the VMS shall be reviewed and approved by RWQCB. The VMS shall be designed by a California-registered Professional Engineer with experience designing VMS for residential buildings and the building permit plan sheets for the VMS shall be stamped by the California-registered Professional Engineer responsible for the design. The VMS shall be designed to reduce the potential for intrusion from chloroform and PCE in sub-slab vapors into the indoor air of the residential building at a concentration that would exceed the most restrictive of the following indoor air screening levels at the time of the VMS design and installation: ▪ San Francisco Bay RWQCB Environmental Screening Levels (ESLs); OR ▪ DTSC Screening levels (DTSC-SL), or USEPA Regional Screening Level (RSL). The VMS shall be installed in accordance with the building permit plans approved by the City prior to occupancy permit. The installation of the VMS would reduce the potential intrusion of contaminated vapors into the proposed structures to below the safety standards as	▪ Submit detailed plans to the City for the construction of the VMS, designed by a California-registered Professional Engineer with experience designed VMS for residential buildings, for all residential structures proposed for construction within 100 feet of possible vapor sources. ▪ Building permit plans for the VMS shall be reviewed and approved by the RWQCB. ▪ The VMS shall be installed in accordance with the building permit plans approved by the City prior to occupancy permit.	Prior to obtaining building and occupancy permits	City of Pleasant Hill – Engineering and Planning Division and On-site Construction Manager	

Mitigation Measure	Action Required	Monitoring Timing	Responsible Parties	Compliance Verification
set by the most restrictive of the San Francisco Bay RWQCB ESLs, DTSC-SLs, or USEPA RSLs in place at the time of the VMS design and installation.				
Tribal Cultural Resources				
TCR-1: Inadvertent Discoveries During Construction				
Prior to initiation of project ground disturbance, the project sponsor shall be responsible for the development of a standard operating procedure in the event of an unanticipated discovery. This procedure shall include points of contact including a qualified archaeologist, Native American representative(s), and a City contact, a schedule of project ground disturbance, and a timeline to be followed in the event of unanticipated discoveries. If potential tribal cultural resources, archaeological resources, or other cultural resources are discovered by the Native American Monitor required under Mitigation measure TCR-2, qualified cultural resources specialists, or other project personnel during construction activities, work will cease within 100 feet of the find (based on the apparent distribution of cultural resources), whether or not a Native American Monitor from an interested Native American Tribe is present. A qualified cultural resources specialist and the Native American Representative and/or Monitor will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. These recommendations will be documented in the project record. For any recommendations made by interested Native American Tribes which are not implemented, a justification for why the recommendation was not followed will be provided in the project record.	▪ Verify all work within 100 feet of the find is halted if tribal cultural resources are encountered and a qualified archeologist is contacted to evaluate the find	Ongoing during ground disturbance, immediately after discovery of tribal cultural resources	City of Pleasant Hill – Planning Division and On-site Construction Manager	
TCR-2: Native American Monitoring				

Mitigation Measure	Action Required	Monitoring Timing	Responsible Parties	Compliance Verification
To minimize the potential for destruction of or damage to existing or previously undiscovered burials, archaeological and tribal cultural resources and to identify any such resources at the earliest possible time during project-related earthmoving activities, New Single-Family Residential Major Subdivision at 401 Taylor Road and its construction contractor(s) will implement the following measures: A Native American monitor from a culturally affiliated Native American Tribe will be funded and invited by the project sponsor to monitor the vegetation grubbing, stripping, grading or other ground-disturbing activities in the project area to determine the presence or absence of any cultural resources. Native American representatives from cultural affiliated Native American Tribes act as a representative of their Tribal government and shall be consulted before any cultural studies or ground-disturbing activities begin. Native American representatives and Native American monitors have the authority to identify sites or objects of significance to Native Americans and to request that work be stopped, diverted or slowed if such sites or objects are identified within the direct impact area. Native American representatives can recommend appropriate treatment of such sites or objects to the City. If buried cultural resources, such as chipped or ground stone, historic debris, building foundations, or bone, are discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until an archaeologist who meets the Secretary of the Interior's qualification standards can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the City and other appropriate agencies. Appropriate treatment measures may include development of avoidance or protection methods, archaeological excavations to recover	▪ Native American representatives from cultural affiliated Native American Tribes act as a representative of their Tribal government and shall be consulted before any cultural studies or ground-disturbing activities begin. ▪ Native American representatives and Native American monitors have the authority to identify sites or objects of significance to Native Americans and to request that work be stopped, diverted or slowed if such sites or objects are identified within the direct impact area ▪ If buried cultural resources, such as chipped or ground stone, historic debris, building foundations, or bone, are discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until an archaeologist who meets the Secretary of the Interior's qualification standards can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the City and other appropriate agencies	Prior to ground disturbance Ongoing during ground disturbance, immediately after discovery of cultural resources Ongoing during ground disturbance, immediately after discovery of cultural resources	City of Pleasant Hill – Planning Division and On-site Construction Manager	

Mitigation Measure	Action Required	Monitoring Timing	Responsible Parties	Compliance Verification
important information about the resource, research, or other actions determined during consultation.				