# MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation and Monitoring Reporting Program (MMRP) has been formulated based primarily upon the findings of the Final Environmental Impact Report (Final EIR) prepared for the proposed Moraga Canyon Sports Fields Project. The 2011 Addendum to the EIR includes modifications or clarifications to the Blair Park project component analyzed in the Final EIR (Revised Project) that results in minor modifications to the wording of selected mitigation measures or the elimination of an impact necessitating mitigation as described in the EIR. Therefore, this MMRP includes the mitigation measures as reflected in the Final EIR, and modifications are indicated with added text that is underlined and ~~removed text~~ shown in strikeout. Any mitigation measures that are no longer needed as a result of the findings of the EIR addendum are noted accordingly.

The purpose of the MMRP is to ensure the implementation of mitigation measures identified as part of the environmental review for the project. The MMRP includes the following information:

- A list of mitigation measures;
- The party responsible for implementing the mitigation measures;
- The timing for implementation of the mitigation measure;
- The agency responsible for monitoring the implementation; and
- The monitoring action and frequency.

The City of Piedmont must adopt this MMRP, or an equally effect program, if it approves the Revised Project with the mitigation measures that are adopted.

## Table 1: Mitigation Monitoring and Reporting Program

| Mitigation Measures | Product/Action | Implemented By | When Implemented | Monitored By | Monitoring Action and Frequency |
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| **AESTHETICS** | | | | | |
| *Impact AES-1: In considering the whole project and the varying effects within the entire viewshed, implementation of the proposed Coaches Field and Blair Park development would result in a substantial impact on existing scenic vistas, degrade the existing visual character of the project area, and create new sources of light and glare.* | | | | | |
| No mitigation is available to reduce impacts to a less than significant level. | | | | | |
| **AGRICULTURAL RESOURCES** | | | | | |
| *There are no significant impacts related to agricultural resources.* | | | | | |
| **AIR QUALITY** | | | | | |
| *Impact AIR-1: Construction period activities could generate significant dust, exhaust and organic emissions.* | | | | | |
| **Mitigation Measure AIR 1:** Consistent with guidance from the BAAQMD, the following actions shall be required of construction contracts and specifications for the project.<br>• All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.<br>• All haul trucks transporting soil, sand, or other loose material off-site shall be covered.<br>• 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.<br>• All vehicle speeds on unpaved roads shall be limited to 15 mph.<br>• All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.<br>• Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.<br>• 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.<br>• All construction equipment shall be maintained and | 1) Compliance with BAAQMD guidelines for control of fugitive dust emissions during construction | 1) Project Contractor | 1) During construction activities | 1) Public Works Department | 1) Monitor compliance throughout the construction period |

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| 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.<br>• A publicly visible sign shall be posted with the telephone number and person to contact at the City of Piedmont regarding dust complaints. 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. | | | | | |
| **BIOLOGICAL RESOURCES** | | | | | |
| *Impact BIO-1: Construction of the proposed project may result in impacts to western leatherwood.* | | | | | |
| **Mitigation Measure BIO-1a:** Prior to the initiation of construction, a qualified botanist shall conduct a focused survey for western leatherwood within the construction footprint during the species' blooming period (January–March). The survey shall be conducted in accordance with the California Department of Fish and Game's (CDFG) *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities*. | 1) Focused botanical survey conducted in accordance with CDFG protocols | 1) Public Works Department/Project Botanist | 1) Prior to construction | 1) Public Works Department | 1) Review of focused survey results prior to construction |
| **Mitigation Measure BIO-1b:** If an individual or population of western leatherwood is found during the focused botanical survey, the proposed development plan shall be reviewed to evaluate if the individual or population can be avoided. If the plants cannot be avoided, the City shall develop and implement a salvage and recovery plan for western leatherwood. The plan, at a minimum, shall incorporate the following:<br>• Preparation by a qualified botanist experienced in the development and implementation of native plant restoration, mitigation, and monitoring plans;<br>• Salvage and/or recovery requirements, including clearly defined goals focusing on plant establishment (stability, succession, reproduction) and non-native species control measures; | 2) Evaluate findings in accordance with development plan to determine avoidance or salvage/recovery<br>3) Salvage and recovery plan, if needed | 2) Public Works Department/Project Botanist<br>3) Public Works Department/Project Botanist | 2) Prior to construction<br>3) Prior to construction | 2) Public Works Department<br>3) Public Works Department | 2) Determine need for salvage and recovery plan prior to construction<br>3) Review of salvage and recovery plan prior to construction |

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| • Locations and procedures for restoration of salvaged materials or seeds, including methods for propagating cuttings and/or root cuttings at an off-site nursery to be used in the event that initial on-site replanting efforts are unsuccessful;<br>• Specification of a five-year post-construction maintenance and monitoring program by a qualified restoration team to ensure that the project goals and performance standards are met. The monitoring program shall include provisions for remedial action as needed to correct deficiencies. Annual reports and a final report, prepared by the City and subject to approval by CDFG, shall document the success of the salvage and replanting effort. If replanting is not successful, an additional period of correction and monitoring shall be specified; and<br>• Salvage and recovery plan shall specify maintenance requirements and the responsibility for implementation.<br><br>Given that some coast live oak woodland will remain on the hillside after construction is completed, it is assumed that any plants salvaged from the construction footprint could be transplanted a short distance from their original location. Planting locations should have similar, if not identical, soil type, moisture, slope aspect, and shading to original locations. | 4) Monitoring with annual reports and a final report over a 5-year period submitted to CDFG | 4) Public Works Department/Project Botanist | 4) For 5 years post construction | 4) Public Works Department | 4) Annual confirmation of preparation of and review of monitoring reports for 5 years post construction; verify submittal to CDFG annually |
| *Impact BIO-2: Construction of the proposed project would result in the loss of approximately 55 coast live oaks and associated native vegetation, substantially reducing the habitat quality of the coast live oak woodland within Blair Park.* | | | | | |
| **Mitigation Measure BIO-2a:** To compensate for the loss of the 55 coast live oaks, the City shall develop and implement an oak tree replacement program with the assistance of a professional restoration ecologist experienced in oak woodland enhancement and restoration. Oaks shall be replanted at a 1:1 replacement ratio for trees equal to or less than 8 inches in diameter at breast height (DBH) ($n$ = 9), and at a 2:1 ratio for trees greater than 8 inches DBH ($n$ = 46), resulting in a total of 101 oaks that must be replanted. The | 1) Oak tree replacement program | 1) Public Works Department/Project Restoration Ecologist | 1) Prior to construction | 1) Public Works Department | 1) Review of oak tree replacement program prior to construction |

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| current landscaping plan for the project includes the planting of 15 new coast live oaks. Given the limited space available at Blair Park for new plantings, it will not be possible to plant all of the remaining 86 replacement trees on site. Although project planners shall investigate whether additional on-site oak plantings are feasible, the majority of replanting will occur off site. Off-site replacement trees shall be planted on sites where replanting would enhance existing oak woodland stands or create new oak woodland habitat on sites currently dominated by ruderal vegetation. If no such sites are available within City limits or are not large enough to support the required number of replacement trees, the City shall consult with the CDFG and/or East Bay Regional Park District (EBRPD) to identify a suitable receptor site or existing oak woodland restoration site in the East Bay Hills where replacement oaks can be planted. The City shall be fully responsible for funding the planting, maintenance, and monitoring of off-site replacement oaks. | 2) Consult with CDFG or EBRPD in the event that there aren't enough sites within Piedmont for replacement trees<br><br>3) Planting, maintenance, and monitoring of replacement trees | 2) Public Works Department/Project Restoration Ecologist<br><br>3) Public Works Department/Project Restoration Ecologist | 2) Prior to construction and as part of preparation of oak tree replacement program<br><br>3) Post-construction throughout the monitoring period established in the replacement program | 2) Public Works Department<br><br>3) Public Works Department | 2) Verification of consultation with CDFG and/or EBRPD throughout preparation of tree replacement program<br><br>3) Monitoring throughout post-construction period at frequency and duration established by replacement program |
| **Mitigation Measure BIO-2b:** Much of the understory of the existing oak woodland is dominated by non-native species (e.g., Himalayan blackberry, English ivy, French broom), although native ferns, shrubs, and herbaceous species (cow parsnip) have persisted in shaded areas. To enhance native species diversity in the woodland understory, the City shall develop and implement an invasive species control/removal plan in the remaining woodland above the new sports fields at Blair Park. The plan may be incorporated into the above-described oak tree replacement program, or developed as a standalone management plan for the Blair Park oak woodland. The plan shall include the following components, at a minimum:<br>• Remove ivy vines from the trunks and branches of existing native trees and from the understory within the driplines of these trees.<br>• Remove all weeds from watering basins around on-site oak mitigation plantings at least twice annually; once in | 4) Invasive species control/removal plan and monitoring | 4) Public Works Department/Project Restoration Ecologist | 4) Prior to construction and post-construction | 4) Public Works Department | 4) Review of invasive species control plan prior to construction and monitoring throughout post-construction period at frequency and duration established by plan |

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| spring, once in summer.<br>• Keep English ivy, Himalayan blackberry, and French broom from invading uninfested areas by removing colonizing seedlings, ivy vines, and blackberry runners at least once annually.<br>• Survey the oak woodland annually (in late spring or early summer) for seedlings of native tree and shrub species. Where native seedlings are found, remove all non-native plants growing within a 3-foot radius of the native seedling to reduce competition for limited resources (e.g., water, nutrients, sunlight). | | | | | |
| **Mitigation Measure BIO-2c:** To maintain the health and structural integrity of oaks outside the construction footprint, the following tree protection measures shall be implemented for any oak within 50 feet of the development footprint:<br>• Tree protective fencing shall be installed and established prior to any grading or the arrival of construction equipment or materials on site. The fencing shall consist of blaze orange barrier construction fencing supported by metal "T rail" fence posts, or other similar materials. Once established, the fencing must remain undisturbed and be maintained throughout construction until final inspection.<br>• Unless otherwise approved, all construction activities shall be conducted outside the designated fenced area, even after fencing is removed. These activities include, but are not limited to, the following: demolition, grading, trenching, equipment cleaning, stockpiling and dumping materials (including soil fill), and equipment/vehicle operation and parking.<br>• Any approved grading or trenching beneath the tree canopies shall be manually conducted by hand using shovels.<br>• Any pruning of trees on site must be performed under the supervision of International Society of Arboriculture (ISA) Certified Arborist and according to | 5) Installation of tree protection fencing and adherence to tree protection measures during construction | 5) Project Contractor | 5) Prior to and during construction | 5) Public Works Department | 5) Review of site prior to construction to ensure fencing is established and periodically throughout construction to ensure protection measures are being adhered to |

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| ISA standards.<br>• The disposal of harmful products (e.g., chemicals, oils, gasoline) is prohibited beneath tree canopies or anywhere on site that allows drainage beneath tree canopies. In addition, fuel shall not be stored nor shall any refueling or maintenance of equipment occur within 20 feet of tree trunks.<br>• No herbicides shall be applied beneath tree canopies. When used on site, they must be labeled for safe use near trees. | | | | | |
| *Impact BIO-3: Construction of the proposed project could result in impacts to nesting birds protected under the federal Migratory Bird Treaty Act and California Fish and Game Code.* | | | | | |
| **Mitigation Measure BIO-3:** Vegetation removal activities shall occur during the non-nesting season (August 16–February 14) to the extent feasible. However, if such activities are scheduled during the nesting season, a qualified biologist shall conduct a preconstruction nest survey of all trees or other suitable nesting habitat in and within 50 feet of the limits of work. The survey shall be conducted no more than 15 days prior to the start of work. If the survey indicates the presence of nesting birds, the biologist shall determine 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 shall be determined by the biologist and shall be based on the nesting species and its sensitivity to disturbance. In general, buffer sizes of up to 250 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the suburban environment, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest. | 1) Preconstruction nest survey and establishment of buffers around nest trees (if required) | 1) Public Works Department/Project Biologist | 1) No more than 15 days prior to vegetation removal (if required) | 1) Public Works Department/Project Biologist | 1) Review of preconstruction survey prior to initiation of construction. Review of buffer design and implementation, once prior to construction and throughout the construction period |
| **CULTURAL RESOURCES** | | | | | |
| *There are no significant impacts related to cultural resources.* | | | | | |
| **GEOLOGY, SOILS AND SEISMICITY** | | | | | |
| *Impact GEO-1: Strong seismic groundshaking at the project sites could result in risks to humans and damage to property.* | | | | | |

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| **Mitigation Measure GEO-1:** Design and construction of the proposed project shall be in conformance with current best standards for earthquake resistant construction in accordance with the California Building Code (Seismic Zone 4), applicable local codes, and in accordance with the generally accepted standard of geotechnical practice for seismic design in Northern California. In addition, project design for the Blair Park site shall follow the recommendations of the site-specific geotechnical investigation reports prepared for the proposed project by Joyce Associates (2008) and Treadwell & Rollo (2009). The City Engineer shall approve all final design and engineering plans prior to issuance of a grading permit. Prior to construction, a qualified geotechnical engineer shall review the project plans and specifications for Blair Park to verify that they conform to the intent of the recommendations included in their 2009 geotechnical report. During construction, a qualified geotechnical engineer shall provide on-site observation and testing. | 1) Incorporate the recommendations and specifications of the geotechnical investigation report in plans and specs<br><br>2) City Engineer approval of final design and engineering plans<br><br>3) Geotechnical Engineer review of plans and specifications<br><br>4) Construction monitoring | 1) Project Proponent/City Engineer<br><br>2) City Engineer<br><br>3) Geotechnical Engineer Consultant<br><br>4) Geotechnical Engineer Consultant | 1) Prior to issuance of grading permit<br><br>2) Prior to issuance of grading permit<br><br>3) Prior to issuance of grading permit<br><br>4) During construction | 1) Public Works Department<br><br>2) Public Works Department<br><br>3) Public Works Department<br><br>4) Public Works Department | 1) Review and verification of detailed plans prior to issuance of a grading permit<br><br>2) Review and verification of detailed plans prior to issuance of a grading permit<br><br>3) Confirm geotechnical engineer review of plans prior to issuance of a grading permit<br><br>4) Confirm on-site presence of geotechnical engineer and review of site conditions periodically throughout the construction period |
| *Impact GEO-2: Construction activities of the proposed project could result in soil erosion and loss of topsoil.* | | | | | |
| **Mitigation Measure GEO-2:** Prior to issuance of a grading permit for construction at Coaches Field or Blair Park, a site-specific erosion control plan shall be prepared by a licensed professional and submitted to the Public Works Department for review and approval. Consistent with the geotechnical report prepared by Treadwell & Rollo, the proposed Blair Park project shall also incorporate the | 1) Erosion control plan incorporating the recommendations and specifications of the geotechnical investigation report, | 1) Project Proponent/Public Works Department/Project Contractor | 1) Prior to issuance of grading permit and post-construction | 1) Public Works Department | 1) Review and verification of erosion control plan prior to issuance of grading permit and verification post-construction of |

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| following additional recommendations related to surface drainage and the minimization of erosion. These recommendations shall be incorporated, by reference, into the Erosion Control Plan.<br>• Surface drainage shall be provided to collect surface runoff, prevent surface erosion, contain slough, and prevent saturation of the engineered fill. All surfaces shall be sloped to drain and all water shall be directed to lined v-ditches to collect and transport runoff water to a suitable outlet or retention basin. Lined v-ditches shall be constructed at the crest of all engineered slopes, at the back of all terraced benches in cut areas, and at the toe of all slopes greater than five feet in height, including slopes above retaining walls. The v-ditches shall be cleaned and maintained on a regular basis.<br>• The final engineered slopes shall be re-vegetated by seeding or hydro-mulching with deeply-rooted, fast-growing vegetation as soon as possible after grading. If the vegetation will not be established prior to the rainy season, slopes shall be protected using measures such as netting, hay bales, and/or silt fences. Slopes shall not be irrigated except for an initial period if necessary to establish vegetation. | and implementation of post-construction erosion control measures | | | | implementation of revegetation specifications |
| *<u>Impact GEO-3:</u> Slope excavation and installation of retaining walls and onsite underground water storage tanks could cause slope instability potentially resulting in landslides at Blair Park, and risks to residents of houses located above Blair Park.* | | | | | |
| *<u>Impact GEO-4:</u> Soil slips on the Blair Park site could cause damage to property or interfere with use of the proposed Blair Park facilities.* | | | | | |
| **<u>Mitigation Measure GEO-3:</u>** Project design of the retaining walls at Blair Park shall be in accordance with the recommendations contained in the site-specific geotechnical investigation prepared by Treadwell & Rollo (e.g., specifications related to slope grade, resistance to static pressure, backdrainage, backfill materials, permanent tiebacks, etc.). The design and construction of the retaining walls shall be in conformance with current best standards for earthquake resistant construction in accordance with the | 1) Incorporate the recommendations and specifications of the geotechnical investigation report pertinent to retaining walls in plans and specs | 1) Project Proponent/City Engineer | 1) Prior to issuance of grading permit | 1) Public Works Department | 1) Review and verification of detailed plans pertinent to retaining walls prior to issuance of a grading permit |

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| California Building Code (Seismic Zone 4), applicable local codes, and in accordance with the generally-accepted standard of geotechnical practice for seismic design in Northern California. Prior to issuance of a grading permit, detailed retaining wall design drawings and a site-specific grading plan for the project site shall be prepared by a licensed professional and submitted to the City Engineer for review and approval. The retaining wall design drawings shall be reviewed by a qualified geotechnical engineer and show the heights of the walls, the backfill material type, drainage details, and the earth pressure used in design. The grading plan shall include reference to the site-specific recommendations included in the Treadwell & Rollo geotechnical report. All cut slopes shall be observed by a qualified geotechnical engineer at the time of grading to assess the applicability of the recommendations and make supplemental recommendations, if necessary. Supplemental recommendations may include slope flattening, installation of drainage, slope reconstruction in areas where weak rock, adverse bedding, or other local anomalies are encountered, or construction of retaining walls. Retaining wall tieback installation and testing shall be observed by a qualified geotechnical engineer.<br><br>**<u>Mitigation Measure GEO-4:</u>** The following measures, provided by Treadwell & Rollo subsequent to the preparation of the final geotechnical report, shall be implemented to reduce slope stability impacts related to the installation of underground water storage tanks.<br>• The excavations for underground water tank installation shall be sloped or shored depending on their depth and the contractor's preference.<br>• If Tank 2 is installed after the retaining walls for the large sports field are in-place and the field has been rough graded, the retaining walls shall be protected while the tank is being installed. Depending on the depth of the excavation, it may be possible to slope the | 2) Design and construct retaining walls in accordance with CA building code<br><br>3) Detailed retaining wall and grading plans<br><br>4) Review of retaining wall and grading plans by a Geotechnical Engineer<br><br>5) Cut slope and retaining wall installation monitoring by Geotechnical Engineer<br><br>6) Implementation of any necessary supplemental recommendations | 2) Project Proponent/City Engineer/Project Contractor<br><br>3) Project Proponent/ City Engineer<br><br>4) Geotechnical Engineer Consultant<br><br>5) Geotechnical Engineer Consultant<br><br>6) Geotechnical Engineer Consultant/ Project Contractor | 2) Prior to issuance of grading permit and during construction<br><br>3) Prior to issuance of grading permit<br><br>4) Prior to issuance of grading permit<br><br>5) During construction<br><br>6) During construction | 2) Public Works Department<br><br>3) Public Works Department<br><br>4) Public Works Department<br><br>5) Public Works Department<br><br>6) Public Works Department | 2) Verification of plans prior to issuance of a grading permit and periodic monitoring during construction<br><br>3) Verification and approval of detailed retaining wall plans prior to issuance of a grading permit<br><br>4) Confirm geotechnical engineer review of retaining wall plans prior to issuance of a grading permit<br><br>5) Confirm on-site presence of geotechnical engineer and review of site conditions periodically throughout the construction period<br><br>6) Confirm on-site presence of geotechnical engineer and review of site conditions periodically throughout the construction period |

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| excavation; alternatively shoring shall be provided to support the southern end of the excavation.<br>• Tank 3 may interfere with the reinforcing of the slopes along Moraga Avenue. The location of this tank shall be checked against the length of reinforcement and shall be moved accordingly, if necessary.<br>• The tanks shall be designed for appropriate earth pressures from the soil around and on top of them.<br>• If an open excavation is used to install the tanks, the backfill around them shall be compacted to minimize settlement. | 7) Incorporate the recommendations and specifications of the geotechnical investigation report in plans and specs | 7) Project Proponent/City Engineer | 7) Prior to issuance of grading permit | 7) Public Works Department | to ensure implementation of any additional geotech measures<br>7) Verification of detailed underground storage tank plans prior to issuance of a grading permit and periodic monitoring during construction |
| *Impact GEO-5: Expansive soils, settlement of existing and planned fill, and cyclic densification-induced settlement could result in hazards to life or property at Blair Park.* | | | | | |
| **Mitigation Measure GEO-5:** In accordance with the geotechnical report prepared by Treadwell & Rollo, the proposed Blair Park project shall incorporate the site-specific recommendations to minimize impacts associated with expansive soils and settlement. Prior to issuance of a grading permit, a site-specific grading plan for the project site shall be prepared by a licensed professional and submitted to the City Engineer for review and approval. The grading plan shall include reference to the site-specific recommendations associated with fill placement, compaction, and drainage included in the Treadwell & Rollo geotechnical report (e.g., specifications related to vegetation clearing and site grading, soil scarification and compaction, selection of engineered fill, placement of fill, construction of structure foundations, backfill placement, etc.). All site preparation and fill placement shall be observed by a qualified geotechnical engineer. A qualified geotechnical engineer shall be onsite during the excavation of foundation elements for the ~~pedestrian bridge and~~ concessions building, including footings and drilled piers. During construction, | 1) Incorporate the recommendations and specifications of the geotechnical investigation report related to fill and compaction in plans and specs<br>2) Detailed grading plan<br>3) Monitoring by Geotechnical Engineer | 1) Project Proponent/City Engineer<br>2) Project Proponent/City Engineer<br>3) Geotechnical Engineer Consultant | 1) Prior to issuance of grading permit<br>2) Prior to issuance of grading permit<br>3) During construction | 1) Public Works Department<br>2) Public Works Department<br>3) Public Works Department | 1) Review and verification of detailed grading plans prior to issuance of a grading permit<br>2) Review and verification of detailed grading plans prior to issuance of a grading permit<br>3) Confirm on-site presence of geotechnical |

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| laboratory testing shall be performed as needed to check that the proposed fill material meets the project requirements. | 4) Testing of fill material | 4) Project Contractor/City Engineer | 4) During construction | 4) Public Works Department | engineer and review of site conditions periodically throughout the construction period<br>4) Confirm periodic testing of fill materials throughout construction period |
| **GLOBAL CLIMATE CHANGE** | | | | | |
| *There are no significant impacts related to global climate change..* | | | | | |
| **HAZARDS AND HAZARDOUS MATERIALS** | | | | | |
| *Impact HAZ-1: The project has the potential to displace rodents and other disease vector species.* | | | | | |
| **Mitigation Measure HAZ-1:** The City shall implement the following measures to minimize rodent and disease vector displacement impacts:<br>• The City shall arrange for the Alameda County Vector Control Services District (ACVCSD) to inspect the sites prior to construction to make an assessment of any potential vector issues and recommend actions to take if there are any existing infestations.<br>• At Blair Park, ground clearing and vegetation removal shall start along the rear property lines of adjacent homes and move toward the interior of the site so that suitable cover in which rodents may seek shelter would be located away from the residences.<br>• During grading and construction activities, the City shall provide neighbors with a contact person/phone number from the ACVCSD to contact should issues associated with rodent dispersal occur and for advice on control methods. | 1) ACVCSD inspection, vegetation clearing at Blair Park from the rear property, provide neighbors with ACVCSD contact during construction | 1) Project Contractor/Public Works Department | 1) Prior to construction and throughout construction period | 1) Public Works Department | 1) Arrange for and confirm ACVCSD pre-construction site visit, post signage or mail notices to neighbors in advance of construction with ACVCSD contact, and periodic review of site conditions during construction |
| *Impact HAZ-2: The possibly hazardous effects from the use of the proposed synthetic turf fields at Blair Park and Coaches Field could have a potentially significant impact on the public and the environment.* | | | | | |

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| **Mitigation Measure HAZ-2:** Prior to purchase of synthetic fields for installation, the City shall obtain information from the supplier that indicates that the manufacturer or supplier have conducted a product analysis of the materials used in the synthetic turf components in the form of certified laboratory results. Detailed plans for the management of the turf product components at the end of their useful life (e.g., recycling and/or disposal requirements) shall also be provided by the supplier or manufacturer. | 1) Obtain synthetic turf product analysis information and recycling and/or disposal requirements | 1) Public Works Department | 1) Prior to construction | 1) Public Works Department | 1) Obtain any information from the turf manufacturer or supplier during design process and prior to construction |
| **Mitigation Measure HAZ-3:** The synthetic turf fields shall be "aired out" prior to their installation and use to minimize the presence of VOCs and other potential airborne contaminants, pursuant to the manufacturer's recommendations. | 2) Air out synthetic turf fields prior to installation | 2) Public Works Department | 2) Prior to turf installation | 2) Public Works Department | 2) Establish location for and timing of turf aeration prior to installation in accordance with manufacturer's recommendations |
| **Mitigation Measure HAZ-4:** Signage shall be placed at both Blair Park and Coaches Field which indicates that on very warm or hot days that strenuous physical activities may cause possible overheating and heat stress. Cooling of the field by spraying with water shall also be considered as a means of lowering field temperatures on the hottest days that occur within the year (e.g., above 90 degrees Fahrenheit or as determined to be necessary). | 3) Install signage and cool fields with water on hot days | 3) Public Works Department | 3) Prior to construction and post-construction | 3) Public Works Department | 3) Ensure that signage has been installed prior to operation and monitor field temperatures on hot days during use |
| **Mitigation Measure HAZ-5:** To minimize the effects to individuals who may be sensitive to materials in the synthetic turf, signs shall be placed at both Blair Park and Coaches Field noting the use of crumb rubber in the infill. | 4) Install signage | 4) Public Works Department | 4) Post-construction | 4) Public Works Department | 4) Ensure that signage has been installed prior to operation |
| **HYDROLOGY AND WATER QUALITY** | | | | | |
| *Impact HYDRO-1: Water quality standards or waste discharge requirements could be violated during the construction or operation of the proposed project.* | | | | | |
| *Impact HYDRO-2: Drainage patterns could be altered from the addition of eroded materials and silt during the construction and operation of the proposed project.* | | | | | |
| **Mitigation Measure HYDRO-1:** As a condition of | 1) Obtain General | 1) Project | 1) Prior to issuance | 1) Public Works | 1) Review and |

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| approval of the final grading plans, a General Construction Activity Stormwater Permit shall be obtained from the RWQCB by filing a Notice of Intent. In addition, a Stormwater Pollution Prevention Program shall be prepared that to address potential effects on water quality during construction activities at both Blair Park and Coaches Field. BMPs shall be implemented to protect water quality. Measures shall include, but not be limited to, covering of stockpiled soil areas, use of silt fencing and sediment traps, clean up of any spilled contaminants, periodic vacuuming of parking areas that may be used for staging and equipment, management of materials such as oil and fuels on-site, and monitoring of the program to ensure its implementation. | Construction Activity Permit from RWQCB and preparation of and implementation of SWPPP | Proponent/Public Works Department/Project Contractor | of grading permit and during construction | Department | verification of NOI filing and General Construction Activity Stormwater Permit and approval of SWPPP as part of final grading plans; periodic monitoring during construction to verify SWPPP implementation |
| **Mitigation Measure HYDRO-2**: To address water quality during the operation of the project, a stormwater treatment program shall be prepared for the proposed Coaches Field and Blair Park facilities in accordance with the requirements of the C.3 provisions. The City, in its role as the agency vested with responsibility for compliance of the C.3 provisions, shall review the proposed treatment facilities, along with calculations and detailed design materials, for both Blair Park and Coaches Field prior to approval. Qualified staff or consultants would conduct the review based upon the C.3 provisions established by the RWQCB. | 2) Develop stormwater treatment program for Coaches and Blair<br><br>3) City or qualified consultant conduct review of treatment program | 2) Project Proponent/Public Works Department<br><br>3) Public Works Department | 2) Prior to issuance of grading permit<br><br>3) Prior to issuance of grading permit | 2) Public Works Department<br><br>3) Public Works Department | 2) Review and verification of stormwater treatment program prior to issuance of grading permit<br><br>3) Review and verification of stormwater treatment program prior to issuance of grading permit |
| *Impact HYDRO-3: Increased runoff from the installation of a synthetic field turf at Coaches Field and two new synthetic fields at Blair Park could result in downstream flooding and the possible exceedance of drainage facility capacity.* | | | | | |
| **Mitigation Measure HYDRO-3:** To address increased runoff from the Blair Park component of the proposed project, the City, in its role as the agency vested with responsibility for compliance of the C.3 provisions, shall review and impose compliance measures specific to the proposed storage facilities for Blair Park, along with any | 1) Review of stormwater storage facilities and drainage calculations, enforcement of C.3 | 1) Project Proponent/Public Works Department | 1) Prior to issuance of grading permit and during construction | 1) Public Works Department | 1) Review and verification of storage facilities and evaluation of off-site flow calculations prior to |

| Mitigation Measures | Product/Action | Implemented By | When Implemented | Monitored By | Monitoring Action and Frequency |
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| further calculations and details, prior to approval. Any compliance measures shall also consider the effects and timing of flows from both Blair Park and Coaches Field upon receiving waters. Qualified staff or consultants shall conduct the review based upon the C.3 provisions established by the RWQCB. | provisions compliance measures, evaluation of off-site flows | | | | issuance of grading permit; periodic monitoring during construction to verify implementation of C.3 compliance measures |
| **Mitigation Measure HYDRO-4:** To address the C.3 provisions relevant to increased runoff for the Coaches Field component of the proposed project, the following measure shall be adopted:<br>• *Establish Agreement with the Cemetery*. The City shall enter into an agreement with the Mountain View Cemetery, with which it has had a long-term relationship including acceptance of current runoff from Coaches Field, to accept the detention of additional runoff in one or more of the three ponds that are located downstream of the recreational facility. The amount of actual storage needed with the installation of a synthetic turf field, preliminarily estimated at approximately 9,900 cubic feet, shall be specifically determined by the development of hydrographs for the runoff. One or more of the detention ponds and/or the spillway at the cemetery shall be expanded to accommodate the additional runoff, if necessary. | 2) Determine amount of runoff storage needed at Coaches Field through the development of hydrographs and establish agreement with Mountain View Cemetery | 2) Public Works Department | 2) Prior to construction | 2) Public Works Department | 2) Verify that consultation with the Cemetery has occurred and analysis is conducted prior to construction to establish projected runoff and storage capacity needed |
| Although C.3 generally requires that project runoff be addressed on-site, the use of storage facilities at the cemetery is consistent with the existing conditions in which the cemetery has used runoff for irrigation from Coaches Field since its development. Generally, most of the present runoff appears to be contained in the smallest of the three ponds, measuring approximately 250 feet by 75 feet, with the remaining two westerly ponds estimated to be 400 feet by 200 feet and 300 feet by 150 feet. With the proposed project, the preliminary study indicated that the depth of the smallest pond may need to be increased by anywhere from | 3) Expand cemetery detention ponds and/or the spillway, if necessary | 3) Mountain View Cemetery/Public Works Department | 3) Prior to construction | 3) Public Works Department | 3) Coordinate with the Cemetery during final design to determine need for detention pond and/or spillway expansion; if necessary, establish an agreement and verify |

| Mitigation Measures | Product/Action | Implemented By | When Implemented | Monitored By | Monitoring Action and Frequency |
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| 0.1 foot to less than one foot to accommodate the additional runoff. As another possibility, the capacity of the two additional ponds could be considered to increase the retention of the runoff needed to meet C.3 requirements. With the size of the two additional ponds, it may be feasible to use their storage capacity so that no further modification would be required to handle the additional runoff from the proposed project. The City, in its role as the agency vested with ensuring compliance with the C.3 provisions, shall review the proposed drainage facilities for compliance prior to approval. Qualified staff or consultants shall conduct the review based upon the C.3 provisions established by the RWQCB.<br><br>As alternatives to establishing an agreement with the Cemetery to handle the increased runoff from the field, the following options may also be considered, both of which would also require that the City review the proposed drainage facilities for compliance prior to approval, with qualified staff or consultants conducting the review based upon the C.3 provisions established by the RWQCB. | 4) Develop and review plans for expanded facilities, if necessary, in accordance with C.3 provisions | 4) Public Works Department | 4) Prior to construction | 4) Public Works Department | implementation prior to construction<br><br>4) Verify that consultation with the Cemetery has occurred, and drainage plans involving expansion of Cemetery facilities are reviewed and confirmed to be in compliance with C.3 provisions prior to construction |
| • *On-site Facilities.* Facilities shall be installed on-site at Coaches Field to provide approximately 9,900 cubic feet of storage to emulate the drainage currently leaving the site. The specific amount of actual detention capacity shall be determined by the development of hydrographs for the field runoff. Since the field surface is almost entirely taken up for sports activities, an underground detention system, consisting of piping to detain the stormwater and meter it out to simulate existing conditions, shall be installed. The sand layer of the synthetic turf system, or other appropriate water treatment measure, shall be used as a filter for the runoff. The use of a storage vault or piping would be feasible for stormwater retention. The size of the area underlying the 1.34 acres (approximately 58,600 square | 5) Install on-site facilities at Coaches Field to treat, store, and release runoff to simulate existing conditions in accordance with C.3 provisions | 5) Public Works Department | 5) During construction and post construction | 5) Public Works Department | 5) Periodic monitoring during construction to ensure proper installation and periodic maintenance evaluations post-construction to confirm proper function of treatment and storage facilities |