

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that a Lead Agency establish a program to monitor and report on mitigation measures adopted as part of the environmental review process to avoid or reduce the severity and magnitude of potentially significant environmental impacts associated with project implementation. CEQA (Public Resources Code Section 21081.6 (a) (1)) requires that a Mitigation Monitoring and Reporting Program (MMRP) be adopted at the time that the agency determines to carry out a project for which an EIR has been prepared, to ensure that mitigation measures identified in the EIR are fully implemented.

The MMRP for the Updated 2009 Redevelopment Plan project is presented in **Tables 4.0-1, Mitigation Monitoring and Reporting Program**, and includes the full text of mitigation measures identified in the Final EIR. The MMRP describes implementation and monitoring procedures, responsibilities, and timing for each mitigation measure identified in the EIR, including:

Significant Impact: Identifies the Impact Number and statement from the Final EIR.

Mitigation Measure: Provides full text of the mitigation measure as provided in the Final EIR.

Monitoring/Reporting Action(s): Designates responsibility for implementation of the mitigation measure and when appropriate, summarizes the steps to be taken to implement the measure.

Mitigation Timing: Identifies the stage of the project during which the mitigation action will be taken.

Monitoring Schedule: Specifies procedures for documenting and reporting mitigation implementation.

The City of Hercules may modify the means by which a mitigation measure will be implemented, as long as the alternative means ensure compliance during project implementation. The responsibilities of mitigation implementation, monitoring and reporting extend to several City departments. The manager or department lead of the identified unit or department will be directly responsible for ensuring the responsible party complies with the mitigation. The Planning Department is responsible for the overall administration of the program and for assisting relevant departments and project managers in their oversight and reporting responsibilities. The Planning Department is also responsible for ensuring the relevant parties understand their charge and complete the required procedures accurately and on schedule.

**Table 4.0-1
Mitigation Monitoring and Reporting Program**

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
AESTHETICS				
<p>Impact Aes-2</p> <p>The proposed project could adversely affect scenic resources within a state scenic highway corridor.</p>	<p>Mitigation Measure AES-2</p> <p>Mitigation Measure AES-2a: Development on the Sycamore Crossing site and Hill Town site shall retain or replace the existing trees on site to the extent feasible.</p> <p>Mitigation Measure AES-2b: Plantings that serve to screen views of residential development, or that help to maintain a natural-appearing landscape, shall be retained to the extent feasible. Such plants could be thinned selectively if thinning would improve view corridors. If specific trees are to be removed, such as eucalyptus trees, replace with trees, preferably native species, that will provide suitable screening while retaining the view corridor along San Pablo Avenue</p> <p>Mitigation Measure AES-2c: Buildings on the Sycamore Crossing and Hill Town sites shall be sited so as to minimize view obstruction from sensitive viewpoints.</p> <p>Mitigation Measure AES-2d: New development on the Sycamore Crossing and Hill Town sites shall be subject to the design review provisions of the Central Hercules Plan Regulating Code. New development shall avoid use of designs and materials that are inconsistent with the existing development along San Pablo Avenue and Sycamore Avenue in the vicinity of the project sites.</p>	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p>Planning Department to ensure measures are incorporated in landscape design proposals</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to approval of demolition or grading permits, whichever comes first</p>	<p>Conduct periodic site visits during demolition, grading and construction</p>

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Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
AESTHETICS (continued)				
<p>Impact Aes-2 (continued)</p>	<p>Mitigation Measure AES-2e: New development on the Hill Town site shall be consistent in form and exterior finishes with the natural surroundings and topography. Building height and placement on the site shall be designed to avoid obstruction of views of the ridgelines on the east and north sides of the site. The materials and color of exposed retaining walls shall be chosen to blend visually with the natural terrain.</p> <p>Mitigation Measure AES-2f: Landscaping consistent with the existing terrain and landscaping of San Pablo Avenue and Sycamore Avenue shall be incorporated to soften the visual mass of the building frontages and parking areas. The developer of each specific development proposed within the Updated 2009 Redevelopment Area shall provide usable open space areas within the project.</p>	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p>Planning Department to ensure measures are incorporated in landscape design proposals</p>		
<p>Impact Aes-3</p> <p>The proposed project would alter the existing visual character of the sites and could substantially degrade the existing visual character and quality of the site and its surroundings.</p>	<p>Mitigation Measure AES-3</p> <p>Implement Mitigation Measure AES-2. No additional mitigation is feasible.</p>	<p>See actions for Mitigation Measure AES-2</p>	<p>See Mitigation Measure AES-2</p>	<p>See Mitigation Measure AES-2</p>

4.0 Mitigation Monitoring and Reporting Program

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
AESTHETICS (continued)				
<p>Impact Aes-4</p> <p>The proposed project would create a new source of light or glare that could adversely affect day or nighttime views in the area.</p>	<p>Mitigation Measure AES-4</p> <p>Mitigation Measure AES-4a: The parking areas on the Sycamore Crossing and Hill Town sites shall be screened with vegetation and/or trees.</p> <p>Mitigation Measure AES-4b: The developer for the Sycamore Crossing and Hill Town sites shall use hooded and down-directed lights for nighttime illumination in parking areas, shipping and receiving docks, and other areas of the site as applicable.</p>	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p><u>Engineering Department</u></p> <p>Ensure measures are incorporated in landscape design proposals</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to approval of demolition or grading permits, whichever comes first</p>	
AIR QUALITY				
<p>Impact AQ-1</p> <p>The proposed Updated 2009 Redevelopment Plan would conflict with or obstruct implementation of the applicable air quality plan.</p>	<p>Mitigation Measure AQ-1</p> <p>The City shall provide updated population projections that include the growth in population as a result of the buildout of Sycamore Crossing and Hill Town sites to the Association of Bay Area Governments and BAAQMD to incorporate into the air quality planning for the Bay Area.</p>	<p><u>Planning Department</u></p> <p>Upon approval of the Updated 2009 Redevelopment Plan, the City will provide growth projections and housing to the Association of Bay Area Governments and BAAQMD to incorporate into air quality planning for the Bay Area.</p>	<p>Within 6 months of project approval.</p>	<p>Record in project files.</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
AIR QUALITY (continued)				
<p>Impact AQ-2</p> <p>Demolition or construction activities permitted and/or facilitated by the proposed Updated 2009 Redevelopment Plan could generate construction period exhaust emissions and fugitive dust that could temporarily affect local air quality.</p>	<p>Mitigation Measure AQ-2: For all discretionary grading, demolition, or construction activity in the Updated 2009 Redevelopment Plan Area, require implementation of the following dust control measures by construction contractors, where applicable:</p> <p>During demolition of existing structures:</p> <ol style="list-style-type: none"> 1. Water active demolition areas to control dust generation during demolition of structures and break-up of pavement. 2. Cover all trucks hauling demolition debris from the site. 3. Use dust-proof chutes to load debris into trucks whenever debris being loaded is sufficiently elevated above the truck. <p>During all construction phases:</p> <ol style="list-style-type: none"> 1. Water all active construction areas at least twice daily. 2. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind. 3. Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard. 4. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. 5. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites. 6. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets. 7. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more). 	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p><u>Engineering Division</u></p> <p>Incorporate measures into final grading plans</p> <p>Final grading plans reviewed by City staff</p> <p><u>Building Division</u></p> <p>Implement control measures</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to issuance of grading permits</p>	<p>Conduct periodic site visits during demolition, grading and construction</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
AIR QUALITY (continued)				
Impact AQ-2 (continued)	Mitigation Measure AQ-2 (continued) 8. Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.). 9. Limit traffic speeds on unpaved roads to 15 miles per hour. 10. Install sandbags or other erosion control measures to prevent silt runoff to public roadways. 11. Replant vegetation in disturbed areas as quickly as possible. The following additional mitigation measures, which are recommended by the BAAQMD to reduce engine exhaust emissions, shall be considered for construction activities in the proposed Updated 2009 Redevelopment Plan area but are not required to reduce construction impacts to a less-than-significant level: 1. Use alternative fueled construction equipment; 2. Minimize idling time (5 minutes maximum); 3. Maintain properly tuned equipment; 4. Limit the hours of operation of heavy equipment and/or the amount of equipment in use.			

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
AIR QUALITY (continued)				
<p>Impact AQ-3</p> <p>During construction and operation of the various development projects that would be facilitated by the proposed Redevelopment Plan, sensitive receptors could be exposed to toxic air contaminants.</p>	<p>Mitigation Measure AQ-3</p> <p>The siting of residential uses on the Hill Town site in proximity to I-80 shall follow one or more of the following approaches to the satisfaction of the City of Hercules Planning Director:</p> <ol style="list-style-type: none"> 1. Site residential structures on the Hill Town site further than 500 feet from the nearest lane of I-80. This could be accomplished by placing open space, roads and/or parking along the eastern portion of the Hill Town site. 2. Alternatively, air quality sampling studies or air quality modeling could be undertaken to establish an appropriate alternate residential setback from the freeway. The alternate residential setback must provide a reduction in exposure to toxic air contaminants equivalent to the 70% reduction upon which the CARB distance recommendation is based. 3. A third alternative measure would be to provide mechanical ventilation to residences with filtration units to remove fine particulate at all residences within 500 feet of I-80. Since the CARB recommendation for a setback is based on a 70% reduction in particulate concentration, the air handling system shall have an efficiency of no less than 70% in removing particles less than 0.3 microns in diameter. Commercially available systems with this efficiency utilize either special pleated filter mediums or electrostatic filters to clean the air. These systems will increase project costs, increase energy consumption slightly, and will require regular maintenance. 	<p><u>Planning Department</u></p> <p>Require measure as a condition of approval</p> <p>Final development plans reviewed by the City to ensure that one or more of the approaches is implemented</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to approval of demolition or grading permits, whichever comes first</p>	

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
AIR QUALITY (continued)				
<p>Impact AQ-5</p> <p>Development facilitated by the proposed Updated 2009 Redevelopment Plan would result in new air pollutant emissions within the air basin. The emissions from the new vehicle trips and area sources would exceed the BAAQMD thresholds of significance for regional pollutants, and would represent a significant impact that cannot be mitigated to a level of insignificance.</p>	<p>Mitigation Measure AQ-5</p> <p>Mitigation Measure AQ-5a: All development shall be required to implement feasible BAAQMD mitigation measures for reducing vehicle and area source emissions from suburban residential projects. Feasible mitigation measures to reduce vehicle and area source emissions for a suburban residential development include:</p> <ol style="list-style-type: none"> 1. Provide bicycle lanes, sidewalks, and/or paths connecting project residences to adjacent schools, parks, nearest transit stop and nearby commercial areas. 2. Construct transit amenities such as bus turnouts/bus bulbs, benches, shelters, etc. 3. Provide direct, safe, attractive pedestrian access from project land uses to transit stops and adjacent development. 4. Utilize reflective (or high albedo) and emissive roofs and light colored construction materials to increase the reflectivity of roads, driveways, and other paved surfaces, and include shade trees near buildings to directly shield them from the sun's rays and reduce local air temperature and cooling energy demand. 5. Eliminate wood burning fireplaces or devices. Install a gas outlet in proposed outdoor recreational fireplaces or pits. Offer as an option on homes to install a gas outlet for use with outdoor cooking appliances, such as a gas barbeque. 	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p><u>Engineering Department</u></p> <p>Incorporate into final construction plans</p> <p>Construction drawings reviewed by City staff</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to filing building permit applications</p> <p>Prior to issuance of building permits</p>	

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
AIR QUALITY (continued)				
Impact AQ-5 (continued)	Mitigation Measure AQ-5a (continued): 6. Use efficient heating and other appliances, such as water heaters, cooking equipment, refrigerators, furnaces, and boiler units that meet or exceed Title 24 requirements (Energy Efficiency Standards for Residential and Nonresidential Buildings and Green Building Standards). Use window glazing and insulation, wall insulation, and efficient ventilation methods. 7. Encourage the use of battery-powered or electrical landscaping equipment and discourage the use of leaf blowers and other dust-producing equipment by installing electrical outlets on the exterior walls of both the front and back of all residences and requiring home owners associations prohibit the use of leaf blowers. 8. Landscape with drought resistant and low maintenance species of plants, trees, and shrubs to reduce the demand for gas-powered landscape maintenance equipment. 9. Provide a 220-volt utility drop or other dedicated outlet that is adaptable for use by electric or rechargeable hybrid vehicles that are generally available to consumers.	<u>Planning Department</u> Require as a condition of project approval <u>Building Division</u> Incorporate into final construction plans Construction drawings reviewed by City staff	Draft and incorporate condition as part of project approval Prior to filing building permit applications Prior to issuance of building permits	

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
AIR QUALITY (continued)				
	<p>Mitigation Measure AQ-5 (continued)</p> <p>Mitigation Measure AQ-5b: All commercial uses shall apply Transportation System Management measures to reduce trips and incorporate design features to reduce area source emissions. Appropriate strategies include:</p> <ol style="list-style-type: none"> 1. Provide physical improvements, such as sidewalk improvements, landscaping, and bicycle parking that would act as incentives for pedestrian and bicycle modes of travel. 2. Connect site with regional bikeway/pedestrian trail system. 3. Provide transit information kiosks. 4. Provide secure and conveniently located bicycle parking and storage for workers and patrons. 5. Provide electric vehicle charging facilities. 6. Provide preferential parking for Low Emission Vehicles (LEVs). 7. Utilize reflective (or high albedo) and emissive roofs and light colored construction materials to increase the reflectivity of roads, driveways, and other paved surfaces, and include shade trees near buildings to directly shield them from the sun's rays and reduce local air temperature and cooling energy demand. 8. Use efficient heating and other appliances, such as water heaters, cooking equipment, refrigerators, furnaces, and boiler units that meet or exceed Title 24 requirements (Energy Efficiency Standards for Residential and Nonresidential Buildings and Green Building Standards). Use window glazing and insulation, wall insulation, and efficient ventilation methods. 9. Landscape with drought resistant and low maintenance species of plants, trees, and shrubs to reduce the demand for gas-powered landscape maintenance equipment. 	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p><u>Building Division</u></p> <p>Incorporate into final construction plans</p> <p>Construction drawings reviewed by City staff</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to filing building permit applications</p> <p>Prior to issuance of building permits</p>	

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Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
AIR QUALITY (continued)				
<p>Impact AQ-6</p> <p>Development facilitated by the proposed Updated 2009 Redevelopment Plan would generate greenhouse gases (GHGs) and would contribute to cumulative impacts of global climate change</p>	<p>Mitigation Measure AQ-6</p> <p>The project’s residential and commercial land uses as a whole shall achieve an energy efficiency standard equivalent to the California Energy Commission’s Tier II standard.</p>	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p><u>Building Division</u></p> <p>Incorporate into final construction plans</p> <p>Construction drawings reviewed by City staff</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to filing building permit applications</p> <p>Prior to issuance of building permits</p>	
<p>Impact AQ-7</p> <p>Build-out of the proposed Updated 2009 Redevelopment Plan may generate mild odors from construction activities and typical residential and commercial operation and maintenance activities, such as vehicle/equipment operations, fertilizer, cooking, and household waste. However, the project would not expose a large number of people to objectionable odors.</p>	<p>Mitigation Measure AQ-7</p> <p>Implement Mitigation Measure AQ-5 and AQ-6.</p>			

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Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
AIR QUALITY (continued)				
<p>Impact AQ-8</p> <p>The proposed project could result in a cumulatively considerable net increase of PM10 emissions, a criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.</p>	<p>Mitigation Measure AQ-8</p> <p>Implement Mitigation Measure AQ-5 and AQ-6.</p>			

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
BIOLOGICAL RESOURCES				
<p>Impact Bio-1</p> <p>The proposed project could result in significant impacts to sensitive habitats and natural communities, including riparian habitats, intermittent drainage, and freshwater emergent wetlands.</p>	<p>Mitigation Measure Bio-1</p> <p>Mitigation Measure Bio-1a: Prior to any specific project development approval, the project proponent shall contact the California Department of Fish and Game (CDFG) to identify the state jurisdictional status and extent of (1) the freshwater wetland and detainment pond features of the Hill Town site and (2) the intermittent drainage on the Sycamore Crossing site. Project plans shall identify all jurisdictional boundaries with a unique graphic symbol. No construction, landscape irrigation, paving, or other impermeable surface treatment shall be placed within any jurisdictional area or within a minimum of 25 feet (or other CDFG-identified appropriate buffer perimeter) beyond any jurisdictional boundary.</p> <p>Mitigation Measure Bio-1b: Prior to any specific project development approval, the project proponent shall contact the California Department of Fish and Game (CDFG) to identify the state jurisdictional status and extent of (1) the freshwater wetland and detainment pond features of the Hill Town site and (2) the intermittent drainage on the Sycamore Crossing site. Project plans shall identify all jurisdictional boundaries with a unique graphic symbol. No construction, landscape irrigation, paving, or other impermeable surface treatment shall be placed within any jurisdictional area or within a minimum of 25 feet (or other CDFG-identified appropriate buffer perimeter) beyond any jurisdictional boundary. In the event of a conflict between responsible agency requirements for Mitigation Measure BIO-1a and Mitigation Measure BIO-1b, the larger buffer perimeter shall be established.</p>	<p><u>Planning and Engineering Departments</u></p> <p>Require as a condition of project approval</p> <p><u>Project Sponsor</u></p> <p>Project sponsor conducts formal consultation with CDFG</p> <p><u>Engineering Department</u></p> <p>Incorporate into final construction plans</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to issuance of grading permits</p>	<p>Inspect site during grading, demolition, and construction activities</p>

4.0 Mitigation Monitoring and Reporting Program

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
BIOLOGICAL RESOURCES (continued)				
<p>BIO-2: The proposed project could result in direct and indirect adverse effects to creeks and seeps subject to ACOE and CDFG jurisdiction and sensitive plant communities and sensitive habitats.</p>	<p>Mitigation Measure Bio-1 (continued)</p> <p>Mitigation Measure Bio-1c: Certain project components, such as nature trails, wildlife observation areas, etc., may not be compatible with sensitive habitats. Prior to incorporating such features into project plans for Hill Town, the project proponent shall obtain permission from the USACE, the CDFG, and the Regional Water Quality Control Board, and agree to comply with permit-related conditions. Permission constitutes CWA Section 401 and 404 permits, and California Fish and Game Code Section 1600 Streambed Alteration Agreement, or other permit issued by the responsible agency. If any or all of these responsible agencies do not require permits for these features, then the project proponent shall obtain relevant approvals from the City of Hercules Planning and/or Parks and Recreation Department.</p>	<p><u>City Council and Planning Department</u></p> <p>Require as a condition of project approval</p> <p><u>Project Sponsor</u></p> <p>Project sponsor conducts formal consultation with USACE, CDFG, and RWQCB</p> <p>Planning Department and Engineering Department to consult and approve.</p> <p><u>Engineering Department</u></p> <p>Incorporate into final construction plans</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to issuance of grading permits</p> <p>Prior to issuance of grading permits</p>	<p>Obtain approval prior to issuance of grading permits</p> <p>Inspect site during grading, demolition, and construction activities</p>

4.0 Mitigation Monitoring and Reporting Program

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
BIOLOGICAL RESOURCES (continued)				
	<p>Mitigation Measure Bio-1 (continued)</p> <p>Mitigation Measure Bio-1d: Prior to issuance of grading permits for the Sycamore Crossing or Hill Town projects, the project proponent shall submit a fencing plan to the City of Hercules Planning Department for approval that corresponds to the USACE and/or CDFG-approved perimeter beyond the sensitive habitat areas described in Mitigation Measures BIO-1a and BIO-1b above, and install temporary construction fencing according to the approved plan. The fencing plan may be superimposed on the grading plan or may be a separate plan; if on a separate plan, the fencing plan shall show existing and proposed contour lines in the vicinity of the fence.</p>	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p><u>Project Sponsor</u></p> <p>Project proponent to consult with USACE and CDFG and submit plan to Planning Department</p> <p><u>Engineering Department</u></p> <p>Incorporate into final construction plans</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to issuance of grading permits</p> <p>Prior to issuance of grading permits</p>	<p>Obtain approval prior to issuance of grading permits</p> <p>Inspect site during grading, demolition, and construction activities</p>

4.0 Mitigation Monitoring and Reporting Program

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
BIOLOGICAL RESOURCES (continued)				
<p>Impact Bio-2</p> <p>The proposed project could substantially affect candidate, sensitive or other special-status species, as identified in local or regional plans, policies, or regulations, or by the CDFG or USFWS.</p>	<p>Mitigation Measure Bio-2</p> <p>Mitigation Measure Bio-2a: (special-status plants) (a) Prior to submission of grading plans, prior to any vegetation removal, and as feasible, during the late spring season from April through May, the project proponent shall engage a qualified botanist to conduct focused surveys for the Bent-flowered fiddleneck (<i>Amsinckia lunaris</i>), Fragrant fritillary (<i>Fritillaria liliacea</i>), and Diablo helianthella (<i>Helianthella castanea</i>) in the grassland and scrub habitat of the project sites. Surveys shall comply with the Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities (CDFG 2000).(b) If the project botanist discovers any of these species, the individual plant locations shall be located on the site map with GPS UTM markers and flagged in the field. No grading plan review shall proceed until the project proponent informs the CDFG and commits to appropriate mitigation measures that meet the satisfaction of the CDFG, such as avoidance, creation of buffers, transplantation, or off site mitigation.</p>	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p><u>Project Sponsor</u></p> <p>Obtain a qualified botanist to conduct survey prior to submittal of grading plans</p> <p>Consult with CDFG for approval of mitigation measures, if needed.</p> <p><u>Engineering Department</u></p> <p>Incorporate into final construction plans</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to submission of grading plans</p> <p>Conduct surveys during late spring season from April through May</p> <p>Prior to issuance of grading permits</p>	<p>CDFG to approve mitigation measures (if necessary) prior to grading plan review</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
BIOLOGICAL RESOURCES (continued)				
<p>Impact BIO-2: (continued)</p>	<p>Mitigation Measure Bio-2 (continued)</p> <p>Mitigation Measure Bio-2b: (special-status animals) (a) Prior to submission of grading plans, the project proponent shall engage a qualified biologist to conduct focused surveys for the Monarch Butterfly (<i>Danaus plexippus</i>), the Pallid Bat (<i>Antrozous pallidus</i>), and the Salt Marsh Common Yellowthroat (<i>Geothlypis trichas sinuosa</i>), and to identify any raptor species hunting or nesting in the project area. Surveys shall take place during the appropriate nesting/roosting and breeding periods for each listed species: for the Monarch Butterfly, during winter roosting period (October-February), for the Pallid Bat, during hibernation (December-April), for the Salt Marsh Common Yellowthroat, during breeding (March-September). Surveys shall comply with applicable CDFG protocols. (b) If the project biologist discovers any of these species, the species' nest or roosting locations shall be located on the site map with GPS UTM markers. No grading plan review shall proceed until the project proponent informs the CDFG and commits to appropriate mitigation measures that meet the satisfaction of the CDFG, such as avoidance, creation of buffers, transplantation, timing of construction activities to avoid active nests/roosts, or off-site mitigation.</p>	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p><u>Project Sponsor</u></p> <p>Obtain a qualified biologist to conduct survey prior to submittal of grading plans</p> <p>Consult with CDFG for approval of mitigation measures, if needed.</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to submission of grading plans</p> <p>Conduct survey during nesting/roosting and breeding periods for each species (see left)</p>	<p>CDFG to approve mitigation measures (if necessary) prior to grading plan review</p>
	<p>Mitigation Measure Bio-2c: The project proponent for the Sycamore Crossing or Hill Town project shall engage a California-registered landscape architect and qualified botanist to prepare landscape plans for any project-area open space or manufactured slopes. The open-space and slope landscape plans shall use only region-specific native plants, and shall be designed to promote habitat value.</p>	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p><u>Project Sponsor</u></p> <p>Prepare landscape plans prior to submittal of grading plans</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Obtain approval prior to issuance of grading permits</p>	

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Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
BIOLOGICAL RESOURCES (continued)				
<p>Impact Bio-3</p> <p>The proposed project could potentially conflict with the City's General Plan Open Space and Conservation Element, Policy 2a and tree preservation ordinance, Ordinance No. 33.</p>	<p>Mitigation Measure Bio-3</p> <p>Project proponents shall adhere to the requirements of the City's tree ordinance, Ordinance No. 33, which includes the submittal of a tree replacement plan to the City for approval.</p>	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p>Planning Department to approve tree replacement plan prior to issuance of grading plan</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to issuance of grading plan</p>	
<p>Impact Bio-4</p> <p>The proposed project along with other future development associated with the redevelopment plan could result in a cumulative impact to biological resources.</p>	<p>Mitigation Measure Bio-4</p> <p>Site-specific mitigation measures, similar to MM BIO-1 through MM BIO-3 would reduce the cumulative impacts to the remaining listed species to less than significant levels, assuming the measures are incorporated for each development project. Wetland or other jurisdictional water may also be affected by the cumulative redevelopment plan, but avoidance or preservation would be regulated through site-specific mitigation measures and permits from the USACE and/or CDFG to minimize adverse effects.</p>	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p><u>Project Sponsor</u></p> <p>Project proponent to obtain permits from USACE and/or CDFG as required</p> <p>Planning Department to confirm permits prior to issuance of grading plans</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to issuance of grading plan</p>	

4.0 Mitigation Monitoring and Reporting Program

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
CULTURAL RESOURCES				
<p>Impact Cult-1</p> <p>The proposed could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the State CEQA Guidelines.</p>	<p>Mitigation Measure CULT-1:</p> <p>If prehistoric or unique archaeological resources are discovered during construction of any projects undertaken as a result of the proposed Updated 2009 Redevelopment Plan, all work within a 50-foot radius of the find shall halt until a qualified archaeologist evaluates and determines the significance of the find pursuant to Section 15064.5 of the State CEQA Guidelines and until the finding can be fully investigated and proper protection measures, as determined by qualified experts, can be implemented. Work shall not resume within a 50 foot radius of the find until the project archaeologist states in writing that such work would not substantially affect the significance of an historical or unique archaeological resource pursuant to Section 15064.5 of the State CEQA Guidelines and the City of Hercules concurs with such finding. Construction of the project can continue outside of the 50 foot radius of the find, so long as such activities would not physically damage any discovered cultural resources or reduce the data recovery potential of the find.</p>	<p><u>Planning and Engineering Departments</u></p> <p>Require as a condition of project approval</p> <p><u>Project Sponsor</u></p> <p>Engage qualified archaeologist to perform evaluation of archaeological resources</p> <p><u>Engineering Department</u></p> <p>Archaeological monitoring program to be prepared prior to issuance of grading permits</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Upon discovery of prehistoric or unique archaeological resources</p> <p>Prior to issuance of grading permits</p>	<p>Periodically inspect site during grading, demolition, and construction activities</p>

4.0 Mitigation Monitoring and Reporting Program

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
CULTURAL RESOURCES (continued)				
<p>Impact Cult-2</p> <p>The proposed project could potentially destroy unknown unique paleontological resources on the site.</p>	<p>Mitigation Measure CULT-2: As part of the review of specific development proposals for either the Sycamore Crossing or Hill Town site and to the satisfaction of the City of Hercules, a paleontologist shall evaluate the geological conditions of the involved sites to determine the sensitivity of the sites for paleontological resources. If the sites are determined to be sensitive for vertebrate fossils or important marine invertebrate fossils, a paleontological monitoring program shall be implemented during the grading phases of the respective project, and during other construction activities that affect previously undisturbed soils, such as trenching for pipes and foundations. The paleontologist must be knowledgeable of the paleontological resources in Contra Costa County, must have the minimum of a Bachelor’s degree in paleontology or a related field, and must be prepared to perform data recovery tasks, analysis, and preparation of a technical report addressing any results of the program, if monitoring is deemed necessary. If necessary, the paleontological monitoring program must include the maintenance of daily field logs, the recovery of soil samples for micro-screening for small fossil remains, and the ability to remove vertebrate remains as they are identified (e.g. with proper location data and associations). In addition, a photographic record must be maintained over the course of the program and, if resources are found in a context too extensive for the monitoring program, the monitor must have the authority to halt any activities adversely impacting the resource, and arrange for the additional personnel needed to adequately manage the resources.</p>	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p><u>Project Sponsor</u></p> <p>Engage qualified paleontologist to perform evaluation of geologic conditions</p> <p><u>Engineering Department</u></p> <p>Paleontological monitoring program to be prepared prior to issuance of grading permits</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Upon discovery of paleontological resources</p> <p>Prior to issuance of grading permits</p>	<p>Periodically inspect site during grading, demolition, and construction activities</p>

4.0 Mitigation Monitoring and Reporting Program

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
CULTURAL RESOURCES (continued)				
<p>Impact Cult-3</p> <p>The proposed project could disturb previously unidentified human remains, including those interred outside of formal cemeteries.</p>	<p>Mitigation Measure CULT-3</p> <p>If human remains are discovered at the project site during construction, work at the specific construction site at which the remains have been uncovered shall be suspended, and the City of Hercules Engineering Department and County coroner shall be immediately notified. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains.</p>	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p><u>Project Sponsor</u></p> <p>Notify Engineering Department</p> <p><u>Planning and Engineering Departments</u></p> <p>County Coroner notified if human remains encountered. If remains are of Native American origin, Native American Heritage Commission contacted</p> <p>Reporting as needed, if resources found.</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Upon discovery of suspected human remains</p>	<p>Field monitoring during grading</p>
GEOLOGY AND SOILS				
<p>Impact Geo-1</p> <p>The proposed project could expose people and structures to substantial adverse effects related to seismic ground shaking.</p>	<p>Mitigation Measure GEO-1</p> <p>A site-specific geotechnical investigation shall be required for any new development proposed within the Updated 2009 Redevelopment Area. Development proposed within the Updated 2009 Redevelopment Area shall conform to the provisions of current building codes and to the recommendations of the geotechnical investigations performed for proposed development. Structures for human habitation shall be designed to meet or exceed California Uniform Building Code standards for Seismic Zone 4.</p>	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p><u>Project Sponsor</u></p> <p>Project proponent to conduct site-specific geotechnical investigations prior to issuance of grading and building permits</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to issuance of grading permits</p>	

4.0 Mitigation Monitoring and Reporting Program

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
<p>Impact Geo-2</p> <p>The proposed project could expose people and structures to substantial adverse effects associated with seismic-related liquefaction or landslides.</p>	<p>Mitigation Measure GEO-2</p> <p>Mitigation Measure GEO-2a: Development of the proposed Hill Town project shall be subject to the recommendations of the site-specific geotechnical report for site preparation, grading, retaining wall construction, and foundation design.</p>	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p><u>Engineering Department</u></p> <p>Incorporate measures into final grading plans</p> <p>Final grading plans reviewed by City staff</p> <p><u>Building Division</u></p> <p>Review control measures</p>	<p>Prior to issuance of grading permits</p>	<p>Periodic site inspection</p>
GEOLOGY AND SOILS (continued)				
	<p>Mitigation Measure GEO-2b: Prior to the recordation of the first final map, the project proponent of the Hill Town project shall form a Geologic Hazard Abatement District (GHAD) or annex into an existing GHAD for the purpose of identifying potential geologic hazards and carrying out measures to monitor and mitigate such hazards. The GHAD shall be fully operational and the assessments shall be established and in place before the final map is recorded. The project proponent shall provide adequate funding through its own source and/or through the GHAD assessments to cover a major event before the GHAD will accept responsibility. The amount of this obligation will be determined at the time the Plan of Control and Engineer’s Report is prepared for the GHAD. If a GHAD is determined by the City and project applicant to be infeasible, the project proponent shall assign these responsibilities to a similar entity.</p>	<p><u>Planning and Engineering Departments</u></p> <p>Require as a condition of project approval</p> <p><u>Project Sponsor</u></p> <p>Project proponent to form GHAD as described</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to recordation of first final map</p>	

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
<p>Impact Geo-4</p> <p>The proposed project is located on a geologic unit that may be unstable or could become unstable as a result of the project.</p>	<p>Mitigation Measure GEO-4</p> <p>Implement Mitigation Measures GEO-2a and GEO-2b.</p>			
HAZARDS AND HAZARDOUS MATERIALS				
<p>Impact Haz-1</p> <p>The proposed project could involve hazardous material releases during the process of decommissioning and dismantling the industrial facilities within the Hill Town property.</p>	<p>Mitigation Measure HAZ-1</p> <p>Mitigation Measure HAZ-1a: Prior to the decommissioning and dismantling of the remaining petroleum storage tank and any other equipment that contained hazardous materials at the Hill Town site, and to the satisfaction of the City of Hercules Planning and Public Works Directors, the project proponent shall retain qualified and licensed environmental professional(s) to perform a final assessment of the existing facility for the presence of petroleum hydrocarbons, asbestos, PCBs, mercury, lead, or other hazardous materials throughout the site, including inspecting the underground containment tank on the Hill Town site. If hazardous materials are identified at levels that require special handling, the Project Sponsors and their contractors shall manage these materials in accordance with applicable federal, State, and local regulations and guidelines, including those of the DTSC, BAAQMD, and Cal/OSHA.</p>	<p><u>City Council and Planning Department</u></p> <p>Require as a condition of project approval</p> <p><u>Project Sponsor</u></p> <p>Retain qualified and licensed environmental professional(s) to perform work as described</p> <p><u>Planning and Engineering Directors</u></p> <p>Work plans reviewed by the City to ensure that one or more of the approaches is implemented</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to decommissioning and dismantling of remaining petroleum storage tank</p>	<p>Periodic inspection during decommissioning process</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
HAZARDS AND HAZARDOUS MATERIALS (continued)				
	<p>Mitigation Measure HAZ-1 (continued)</p> <p>Mitigation Measure HAZ-1b: Prior to the decommissioning and dismantling of the remaining petroleum storage tank and any other equipment that contained hazardous materials at the Hill Town site, and to the satisfaction of the City of Hercules Planning and Public Works Directors, the project proponent shall retain qualified and licensed environmental professional(s) to perform a Phase One Environmental Site Assessment, to confirm the search performed by Uribe and Associates in 1994, to discover if additional sites have been listed, and to recommend corrective action. This report shall be placed in the project file of all appropriate City departments. If the presence of recently listed sites would affect either project workers or future residents on the project site, the project proponent shall perform the corrective action the report recommends.</p> <p>Mitigation Measure HAZ-1c:</p> <p>The following measures shall be required at the time development applications are filed with the City.</p> <ul style="list-style-type: none"> The project proponent shall retain qualified and licensed environmental professional(s) to prepare a work plan for the decommissioning and dismantling of the remaining industrial structures associated with the former tank farm. The work plan shall be submitted to the RWQCB and other appropriate regulatory agencies for review and approval prior to the decommissioning and dismantling work. The work plan shall summarize previous environmental site remediation work and propose additional environmental work for the property to evaluate the lateral and vertical extent of petroleum-hydrocarbon impacted soil and groundwater beneath the site. 	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p><u>Project Sponsor</u></p> <p>Retain qualified and licensed environmental professional(s) to perform work as described.</p> <p><u>Planning and Engineering Directors</u></p> <p>Work plans reviewed by the City to ensure that one or more of the approaches is implemented</p> <p><u>Engineering Department</u></p> <p>Incorporate measures into final grading plans</p> <p>Review work plan</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to decommissioning and dismantling of remaining petroleum storage tank</p> <p>Prior to issuance of grading permit</p> <p>Prior to issuance of grading permits</p>	<p>Periodic site inspection during decommissioning and remediation (if needed)</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
HAZARDS AND HAZARDOUS MATERIALS (continued)				
	<p>Mitigation Measure HAZ-1c (continued)</p> <p>The proposed method shall include the development of an adequate grid-sampling pattern for the subject site and appropriate laboratory analyses of the soil and groundwater samples collected from the borings. The work plan shall describe the procedures for decommissioning and dismantling of the remaining industrial structures and the removal and management of hazardous materials identified during the pre- decommissioning and dismantling assessments. Soil and groundwater containing hazardous materials at the project area, if identified, shall be remediated on-site or removed and transported to appropriate off-site facilities for treatment and/or disposal. Soil and groundwater affected by hazardous materials, if identified, shall be remediated or removed to levels below the ESLs established by the RWQCB and/or other applicable cleanup criteria for subsequent development of the project area to residential units.</p> <ul style="list-style-type: none"> • The remediation activities described in the work plan shall include one or more of the following options for the remediation of contaminated soil or groundwater: <ul style="list-style-type: none"> – Future development on the site could be designed such that residential buildings are not constructed in areas where contaminated soils or groundwater will remain on-site. – If contaminated soils are capped under pavement or buildings and pose a substantial risk to future residents, the work plan will require that land use restrictions be implemented. • The work plan will include an evaluation of vapor intrusion into indoor air. If needed, the work plan would include measures for VOC-contaminated areas that would be incorporated in the design of building foundations for the planned commercial and residential development. 			

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
HAZARDS AND HAZARDOUS MATERIALS (continued)				
	<p>Mitigation Measure HAZ-1c (continued)</p> <ul style="list-style-type: none"> • If asbestos-containing materials (ACMs) are identified during the pre- decommissioning and dismantling assessment, an asbestos abatement plan, prepared by a certified asbestos consultant, shall be included in the facility decommissioning and dismantling work plan. The work plan shall also include a Sampling and Analysis Plan (SAP), a site Health and Safety Plan (HASP), a Storm Water Pollution Prevention Plan (SWPPP), an Air Monitoring Plan (AMP), a Transportation Plan (TP), and a Soil Management Plan (SMP) for post- decommissioning and dismantling construction activities. These plans are described below. <ul style="list-style-type: none"> – The SWPPP shall provide information of best management practices and other actions designed to mitigate potential impacts to storm water during construction activities at the site, including facility D&D and site development activities. Dust control shall be addressed in this plan. The SWPPP shall be developed using guidelines provided by the State Water Resources Control Board (SWRCB) in the General Construction Activity Storm Water Permit (General Permit), in accordance with federal regulations for a National Pollution Discharge Elimination System (NPDES) permit. – The AMP shall provide information about the collection and analysis of real-time air quality data at the work zone as well as site perimeter, including volatile organic compounds (VOCs) and dust. The data shall be evaluated using appropriate regulatory criteria, including Cal-OSHA standard limits and California Air Resource Board (CARB) ambient air quality standards. Action levels shall be developed and appropriate actions to be taken if action levels are exceeded shall be described in this plan. 			

4.0 Mitigation Monitoring and Reporting Program

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
HAZARDS AND HAZARDOUS MATERIALS (continued)				
	<p>Mitigation Measure HAZ-1c (continued)</p> <ul style="list-style-type: none"> - The TP shall describe the destination of the hazardous materials and hazardous wastes, the designated route for transporting these materials from the site to the selected disposal and recycling facilities, the proposed staging area(s), procedures for loading and covering trucks, the estimated number and load capacity of trucks, anticipated hours of operation, and emergency procedures. Hazardous materials from the project site shall be transported in accordance with applicable regulations, including 49 Code of Federal Regulations (CFR) Parts 100–199 and 350–399 (42 U.S. Code 6901, et seq.); 40 CFR Parts 260–268; California Vehicle Code; California Hazardous Waste Control laws; and Health and Safety Code, Division 20 (CCR Title 22, Division 4.5). - Based on analytical results, materials, if classified as California Hazardous Waste, shall be handled and transported in accordance with CCR Title 22, which includes waste generator requirements (i.e., manifests) and hazardous waste transporter requirements (i.e., valid registration, proof of insurance, and inspection of vehicles by the California Highway Patrol [CHP]). - The SMP shall address the handling and disposal of additional soil affected by hazardous materials, if identified during the post- decommissioning and dismantling construction activities of the project. The soil affected by hazardous materials shall be managed in accordance with applicable federal, State, and local regulations and guidelines. 			

4.0 Mitigation Monitoring and Reporting Program

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
HAZARDS AND HAZARDOUS MATERIALS (continued)				
	<p>Mitigation Measure HAZ-1c (continued)</p> <ul style="list-style-type: none"> - If identified during the pre-decommissioning and dismantling assessments, hazardous materials shall be removed from the facility prior to the start of the decommissioning and dismantling work in accordance with state and federal safety standards for the transport and disposal of hazardous materials. This might include asbestos abatement, removal of transformers containing PCBs, removal of LBP, removal of the residual fuels in the ASTs for recycling, etc. 			
<p>Impact Haz-2</p> <p>The proposed project could create a significant hazard to the public or the environment through the accidental upset or release of hazardous material from an existing petroleum pipeline located within the Hill Town property and pipelines near the Sycamore Crossing site.</p>	<p>Mitigation Measure HAZ-2a: Consistent with pipeline operators' standards, no buildings or other structures that could impede access shall be installed in any pipeline right-of-way.</p> <p>Mitigation Measure HAZ-2b: The City shall permit pipeline operators, including the Chevron Pipeline Company and East Bay Municipal Utility District, with pipelines and pipeline rights-of-way adjacent to parcels subject to Tentative Map approval to review these maps.</p> <p>Mitigation Measure HAZ-2c: Prior to the start of construction on any parcel that includes or is bordered by a pipeline or pipeline right-of-way or easement, the City shall consult with the Rodeo-Hercules Fire Protection District, Chevron Pipeline Company, East Bay Municipal Utility District, and the operator(s) of affected pipeline(s) regarding the adequacy of safety procedures for pipeline accidents.</p> <p>Mitigation Measure HAZ-2d: The City shall consider a requirement that sponsors of residential development notify homeowners of the presence of adjacent or nearby pipelines.</p>	<p><u>Engineering Department</u></p> <p>Require as a condition of project approval</p> <p>Engineering Department to confirm pipeline right-of-way not impeded</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to issuance of grading permit</p>	

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
HAZARDS AND HAZARDOUS MATERIALS (continued)				
<p>Impact Haz-5</p> <p>Site remediation activities on the Hill Town site could result in hazardous material transport along a city street where a school is located.</p>	<p>Mitigation Measure HAZ-5</p> <p>The remediation plan for the Hill Town site shall include a detailed transportation route for all materials removed from the site. This route shall, to the maximum extent feasible, avoid all existing and proposed school sites by a minimum of 0.25 mile from the boundary of any such site. The project proponent shall submit a map showing this route for the City’s approval prior to initiating remediation work.</p>	<p><u>Planning and Engineering Departments</u></p> <p>Require as a condition of project approval</p> <p>City to approve detailed transportation route</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to initiation of remediation work</p>	
HYDROLOGY AND WATER QUALITY				
<p>Impact Hyd-2</p> <p>The proposed project would alter the drainage pattern of the West Branch of Refugio Creek on the Sycamore Crossing site and detention basins and drainage swale on the Hill Town site and could potentially cause or contribute to flooding.</p>	<p>Mitigation Measure HYD-2</p> <p>Prior to the issuance of a grading or building permit for the Sycamore Crossing or Hill Town sites and to the satisfaction of the City Engineer, the project proponents shall prepare hydrology studies and drainage plans that calculate the existing and proposed stormwater runoff flows (i.e., cubic feet per second) of the sites and identify the stormwater drainage features (e.g., storm drains, catch basins, detainment basins, etc.) required to accommodate future flows.</p>	<p><u>Planning and Engineering Departments</u></p> <p>Require as a condition of project approval</p> <p><u>Project Sponsor</u></p> <p>Project proponent to submit hydrology studies and drainage plans</p> <p><u>City Engineer</u></p> <p>Review studies</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to issuance of grading permit</p>	

4.0 Mitigation Monitoring and Reporting Program

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
HYDROLOGY AND WATER QUALITY (continued)				
<p>Impact Hyd-3</p> <p>The portion of the Sycamore Crossing site within and surrounding the West Branch of Refugio Creek is within the 100-year floodplain, as mapped by the Federal Emergency Management Agency (FEMA). Development on the Sycamore Crossing site has the potential to place housing within the 100-year floodplain and redirect flood flows.</p>	<p>Mitigation Measure HYD-3</p> <p>The placement of structures within the 100-year floodplain, as mapped by the Federal Emergency Management Agency (FEMA), shall be prohibited. The City of Hercules shall not approve any building plans for structures within the existing FEMA-mapped floodplain unless FEMA approves a Letter of Map Revision (LOMR) that removes the area proposed for structures from the 100-year floodplain</p>	<p><u>Planning and Engineering Departments</u></p> <p>Require as a condition of project approval</p> <p>Planning Department to confirm no structures within 100-year floodplain for project-level building proposals</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to recordation of first final map</p>	

4.0 Mitigation Monitoring and Reporting Program

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
NOISE				
<p>Impact Noise-1</p> <p>Implementation of the proposed Updated 2009 Redevelopment Plan would add new vehicle trips to the roadway network, but would not increase ambient noise levels in the project vicinity above acceptable levels.</p>	<p>Mitigation Measure NOISE-1</p> <p>The City of Hercules shall not issue a building permit for future projects in the proposed Updated 2009 Redevelopment Plan until a design-level noise study is completed that demonstrates that the proposed development would not cause noise exposures that exceed (1) 65 dB CNEL for common outdoor areas or (2) 45 dB CNEL for indoor residential uses.</p> <p><i>Sycamore Crossing:</i> To achieve these required noise levels on the Sycamore Crossing site, residential uses should be located in the northern portion of the site rather than along San Pablo Avenue. The design-level noise study required by this mitigation measure shall consider actual site plans and architectural plans and determine the exact noise attenuation features required to achieve the appropriate noise levels.</p>	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p>Planning Department to ensure that noise attenuation design features as required for residential uses are incorporated in building plans</p> <p><u>Project Sponsor</u></p> <p>Retain qualified noise consultant to prepare design-level noise study</p> <p>Incorporate noise attenuation design features as needed</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to issuance of building permit</p> <p>Prior to completion of design review process</p>	

4.0 Mitigation Monitoring and Reporting Program

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
NOISE (continued)				
	<p>Mitigation Measure NOISE-1 (continued)</p> <p>At this time, the following noise attenuation design features are anticipated to be required for residential uses along Sycamore Avenue: (1) STC 28 to 32 windows and exterior doors (if sound walls are built, windows and exterior doors at the ground floors could require STC ratings that are about 5 fewer points); and (2) alternative source of ventilation for residential structures as approved by a mechanical engineer. Should residential uses be considered along San Pablo Avenue on the Sycamore Crossing site, the following noise attenuation design features are anticipated to be required at this time: (1) common outdoor use areas located such that they are shielded from Sycamore and San Pablo Avenues by buildings or, if not shielded by buildings, 10- to 11-foot sound walls for the common outdoor use areas; (2) STC 35 to 38 windows and exterior doors (if sound walls are built, windows and exterior doors at the ground floors could require STC ratings that are about 5 fewer points); (3) alternative source of ventilation for residential structures as approved by a mechanical engineer; and (4) notification to all potential homebuyers of night-time railroad operations.</p>			

4.0 Mitigation Monitoring and Reporting Program

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
NOISE (continued)				
Impact Noise-1 (continued)	Mitigation Measure NOISE-1 (continued) <i>Hill Town:</i> To achieve the required noise levels on the Hill Town site, the design-level noise study required by this mitigation measure shall consider actual site plans and architectural plans and determine the exact noise attenuation features required to achieve the appropriate noise levels. At this time, the following noise attenuation design features are anticipated to be required for multi-family residential uses in the southern portion of the site along I-80/SR-4: (1) STC 36 to 39 windows and exterior doors (if sound walls are built, windows and exterior doors at the ground floors could require STC ratings that are about 5 fewer points); (2) alternative source of ventilation for residential structures as approved by a mechanical engineer; and (3) outdoor use areas shielded by at least one or two rows of buildings or by a sound wall of at least 11 feet in height. At this time, the following noise attenuation design features are anticipated to be required for multi-family residential uses along San Pablo Avenue, (1) STC 33 to 36 windows and exterior doors (if sound walls are built, windows and exterior doors at the ground floors could require STC ratings that are about 5 fewer points); (2) alternative source of ventilation for residential structures as approved by a mechanical engineer; and (3) common outdoor use areas shielded by at least one rows of buildings or by a sound wall of at least 8 to 9 feet in height.			

4.0 Mitigation Monitoring and Reporting Program

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
NOISE (continued)				
<p>Impact Noise-2</p> <p>Future development of both the Sycamore Crossing and Hill Town sites may expose residents on site to noise generated by adjacent roadways and other noise sources, which could exceed the standards established in the State noise compatibility guidelines.</p>	<p>Mitigation Measure NOISE-2:</p> <p>In accordance with Title 24 of the <i>California Administrative Code</i>, the City of Hercules shall not issue a building permit for the proposed project if the interior community noise levels (CNEL) attributable to exterior sources exceed an annual CNEL of 45 dB in any habitable room with windows closed. Pursuant to Title 24, acoustical evaluations of proposed architectural plans will be required to ensure compliance with this requirement.</p>	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p>Building Division to ensure compliance with Title 24 of <i>California Administrative Code</i></p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to issuance of building permit</p>	

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
NOISE (continued)				
<p>Impact Noise-3</p> <p>Future development in the proposed project area has the potential to temporarily increase ambient noise levels during construction of future projects. Additionally, future construction activities could generate ground borne noise or vibrations.</p>	<p>Mitigation Measure NOISE-3</p> <p>Mitigation Measure NOISE-3a: The City of Hercules shall ensure that where construction occurs near noise-sensitive areas (as determined by the Community Development Department), construction activities (including truck traffic) be scheduled for periods, according to construction permit to limit the impact on sensitive receptors. This may be done prior to start of construction and may be enforced throughout construction activities on both the Hill Town and Sycamore Crossing sites.</p> <p>Mitigation Measure NOISE-3b: Prior to construction, the City of Hercules shall ensure that the applicant develop a construction schedule that minimizes potential cumulative construction noise impacts and accommodates particularly noisy periods for near-by sensitive receptors.</p> <p>Mitigation Measure NOISE-3c: The City of Hercules shall ensure that during construction, where feasible, holes for driven piles be predrilled to reduce the level and duration of noise impacts. Where not feasible, pile drive shall be scheduled to avoid conflict with adjacent sensitive receptors.</p> <p>Mitigation Measure NOISE-3d: Construction within 500 feet of a sensitive receptor shall require a noise study to identify the estimated level of construction noise. Where construction activities are estimated to exceed an ambient noise level of 70 dB CNEL, the City of Hercules shall ensure that prior to construction, the applicant construct temporary solid noise barriers between source and sensitive receptors to reduce off site propagation of construction noise.</p> <p>Mitigation Measure NOISE-3e: Prior to construction, the applicant shall demonstrate, to the satisfaction of the City of Hercules, that internal combustion engines used for construction purposes are equipped with a properly operating muffler of a type recommended by the manufacturer and all power tools are shielded.</p>	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p><u>Engineering Department</u></p> <p>Ensure construction practices are implemented during grading and construction</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Upon start of demolition or construction</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Monitoring during grading and construction activities</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
TRANSPORTATION AND TRAFFIC				
<p>Impact Traf-1</p> <p>Future development of the Updated 2009 Redevelopment Plan is expected to generate 5,950 daily vehicle trips, including 672 trips during the AM peak hour and 1,018 trips during the PM peak hour. These trips would cause the following intersections to operate at an unacceptable LOS: San Pablo Avenue at John Muir Parkway, San Pablo Avenue at Sycamore Avenue, San Pablo Avenue at Linus Pauling, Willow Avenue at Hercules Transit Center (HTC) E. Driveway, Willow Avenue at Eastbound I-80 SR-4 ramps, and Sycamore at S. Front Street</p>	<p>Mitigation Measure TRAF-1</p> <p>Contributions to the following intersection improvements shall be required of the proposed Hill Town and Sycamore Crossing developments:</p> <ul style="list-style-type: none"> • San Pablo/Sycamore: Develop programs to encourage public transit use that will reduce vehicle trips by 10 percent for the intersection. – Mitigation required under project (Sub-scenario A) conditions. • San Pablo/Linus Pauling: Install traffic signals. Add left-turn and right-turn lanes into the site. Access driveway should provide two outbound lanes and one inbound lane. - Mitigation required under project (Sub-scenario A and B) conditions. • Willow/BART Replacement Parking E. Driveway: Install traffic signal plus widen Willow Avenue and add turn lanes on Willow. Coordinate mitigation with BART Replacement Parking improvement plan. - Mitigation required under project (Sub-scenario A) and 2035 conditions. • Sycamore/S. Front: Install traffic signals. Add a WB left-turn lane if a driveway for Sycamore Crossing is added to the intersection. Mitigation required under project (Sub-scenarios A and B) and 2035 conditions. • The project applicants shall be required to pay a fair-share contribution to the cost of these improvements. Prior to approval of a Final Planned Development Plan or Tentative Map, the project proponents for the Hill Town and Sycamore Crossing projects shall retain qualified and licensed traffic engineering professional(s) to determine specific mitigation requirements for each project, mitigation timing, and fair-share allocation of these improvements. 	<p><u>Planning and Engineering Departments</u></p> <p>Require as a condition of project approval</p> <p><u>Engineering Department</u></p> <p>Implement measures</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to occupancy of both Sycamore Crossing and Hill Town projects, or before 2035 as indicated in the measure.</p>	

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
TRANSPORTATION AND TRAFFIC (continued)				
<p>Impact Traf-4</p> <p>Implementation of the proposed the Updated 2009 Redevelopment Plan would add new vehicle trips to the roadway network, which would contribute to a substantial cumulative increase in traffic LOS in the project vicinity.</p>	<p>Mitigation Measure TRAF-4</p> <p>Contributions to the following intersection improvements shall be required of the proposed Hill Town and Sycamore Crossing developments:</p> <ul style="list-style-type: none"> • San Pablo/John Muir: Develop programs to encourage public transit use that will reduce vehicle trips by 15 percent for the intersection. Relocate I-80 off-ramp/SR-4 on-ramp further east to shift traffic away from San Pablo Ave. A 30 percent shift is assumed in the mitigation effectiveness analysis. – Mitigation required under 2035 Conditions. • San Pablo/Sycamore: Develop programs to encourage public transit use that will reduce 15 percent vehicle trips for the intersection. Relocate I-80 off-ramp/SR-4 on-ramp further east to shift traffic away from San Pablo Ave. A 30 percent shift traffic to and from Sycamore Ave. east of San Pablo is assumed in the mitigation effectiveness analysis. – Mitigation required under 2035 Conditions. • San Pablo/Linus Pauling: Install traffic signals. Add left-turn and right-turn lane into the site. Access driveway should provide two outbound lanes and one inbound lane (not required if mitigated under previous scenario). – Mitigation required under project (Sub-scenarios A and B) and 2035 Conditions. 	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p><u>Planning and Engineering Department.</u></p> <p>Implement measures</p> <p><u>Project Sponsor</u></p> <p>Retain qualified and licensed traffic engineering professional(s) to perform traffic analysis as described for the purpose of determining mitigation timing and fair-share allocation</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to occupancy of both Sycamore Crossing and Hill Town projects, or before 2035 as indicated in the measure.</p> <p>At the time of project-specific application</p>	

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
TRANSPORTATION AND TRAFFIC (continued)				
	<p>Mitigation Measure TRAF-4 (continued)</p> <ul style="list-style-type: none"> • Willow/BART Replacement Parking E. Driveway: Install traffic signal plus widen Willow Avenue and add turn lanes on Willow. Coordinate mitigation with BART Replacement Parking improvement plan. – Mitigation required under project (Sub-scenario A) and 2035 conditions. • Sycamore/S. Front: Install traffic signals. Add a westbound left-turn lane if a driveway for Sycamore Crossing is added to the intersection. – Mitigation required under project (Sub-scenarios A and B) and 2035 conditions. • Sycamore/Palm: Install traffic signals. Coordinate mitigation with SR-4 ramp relocation project. – Mitigation required under 2035 Conditions. • WB SR4 off-ramp/Willow: Install traffic signals. Coordinate mitigation with SR-4 ramp relocation project. – Mitigation required under 2035 Conditions. • Willow/Palm: Install traffic signals. Widen Willow and Palm approaches to two lanes in each direction. Coordinate mitigation with SR-4 ramp relocation project. – Mitigation required under 2035 Conditions. • Sycamore/S. Front: Install traffic signals and add a WB left-turn lane if a driveway for Sycamore Crossing is added to the intersection (not required if mitigated under a previous scenario). – Mitigation required under 2035 Conditions. 	<p><u>Sycamore Crossing and Hill Town Project Sponsors</u></p> <p>Retain qualified and licensed traffic engineering professional(s) to perform traffic analysis as described for the purpose of determining specific mitigation requirements for each project, mitigation timing, and fair-share allocation of these improvements.</p>	<p>Prior to approval of final Planned Development Plan or Tentative Map</p>	

4.0 Mitigation Monitoring and Reporting Program

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
TRANSPORTATION AND TRAFFIC (continued)				
	<p>Mitigation Measure TRAF-4 (continued)</p> <p>The project applicants shall be required to pay a fair-share contribution to the cost of these improvements. At the time of each specific project application, the project proponent shall retain qualified and licensed traffic engineering professional(s) to perform additional project-specific traffic analysis for the purpose of determining mitigation timing and fair-share allocation.</p> <p>The project applicants shall be required to pay a fair-share contribution to the cost of these improvements. Prior to approval of a Final Planned Development Plan or Tentative Map, the project proponents for the Hill Town and Sycamore Crossing projects shall retain qualified and licensed traffic engineering professional(s) to determine specific mitigation requirements for each project, mitigation timing, and fair-share allocation of these improvements.</p>			

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
UTILITIES AND SERVICE SYSTEMS				
<p>Impact USS-1</p> <p>Future buildout of the Updated 2009 Redevelopment Plan would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, but could require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, or increase future wastewater generation beyond wastewater treatment capacity.</p>	<p>Mitigation Measure USS-1</p> <p>Prior to the approval of any subsequent development projects within the proposed Redevelopment Project Area, a project applicant shall obtain confirmation from the wastewater treatment provider that adequate wastewater treatment capacity is available to serve such development. Such confirmation will be placed in the project file of all appropriate City Departments.</p>	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p><u>Project Sponsor</u></p> <p>Project proponent to obtain confirmation form wastewater treatment provider.</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to project approval</p>	<p>Include in project file with the City</p>

4.0 Mitigation Monitoring and Reporting Program

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
UTILITIES AND SERVICE SYSTEMS (continued)				
<p>Impact USS-3</p> <p>Future buildout of the proposed project would result in an increase in water demand, but individual projects would be required to ensure that sufficient water supply is available to meet project demands prior to project approval.</p>	<p>Mitigation Measure USS-3</p> <p>Prior to development, proponents of projects subject to the requirements for water supply assessments shall be required to obtain a water supply assessment confirming the proposed development's water demand and documenting adequate supply.</p>	<p><u>Planning Department</u></p> <p>Require as a condition of project approval</p> <p><u>Project Sponsor</u></p> <p>Project proponent to obtain a water supply assessment as described, if required.</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to project approval</p>	<p>Include in project file with the City</p>