MITIGATION MONITORING AND REPORTING PROGRAM FOR THE LOCUST STREET / MT. DIABLO BOULEVARD SPECIFIC PLAN

| | Mitigation Measures | Party Responsible for Implementation | Implementation Timing | Agency Responsible for Monitoring | Monitoring Action | Monitoring Frequency |
|---|---|--------------------------------------|--|---|---|--|
| AIR | QUALITY | | | | | |
| Mitigation Measure AIR-1: Implement control measures for remediation and construction-related air emissions. The project applicant shall ensure that the contractor reduces particulate emissions by complying with the Bay Area Air Quality Management District ("BAAQMD"). During construction, the project applicant shall require the construction contractor to implement the following measures required as part of BAAQMD's basic and enhanced dust control procedures required for construction sites. These include: | | Project Contractor | Prior to approval of demolition and grading permit Throughout construction | Building Division and Engineering Inspection Team | Review contract specifications Ongoing site inspections | Weekly during construction and in response to complaints |
| Basic | Controls that Apply to All Construction Sites | | | | | |
| a) | Water on a continuous and as-needed basis (at least twice daily) all earth surfaces during cleaning, grading, earthmoving and other site preparation activities. Watering should be sufficient to prevent airborne dust from leaving the site. | | | | | |
| b) | Use watering to control dust generation during demolition of structures or break-up of pavement. | | | | | |
| c) | Cover all trucks hauling construction and demolition debris, including soil, sand and other loose material form the site. | | | | | |
| d) | 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. | | · | | | |
| e) | Sweep daily (with water sweepers or vacuum/street sweepers) all paved access roads, parking areas and staging areas at construction sites. | | | | | |
| | p streets daily (with water sweepers or vacuum/street pers) if visible soil material is carried onto adjacent paved . | | | | | |
| Enha. | nced Controls that Apply to Sites Greater than 4 Acres | | | | | |
| f) | All "Basic" controls listed above, plus | | | | | |
| g) | Apply (non-toxic) soil stabilizers to previously graded portions of the site inactive for more than ten days, or cover | | | | | |

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| | or hydroseed these areas. | | | | | |
| h) | Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles of debris, soil, sand or other materials that can be blown by the wind. | | | | | |
| i) | Limit traffic speeds on unpaved roads to 15 miles per hour. | | | | | |
| | I sandbags or other erosion control measures to prevent silt to public roadways. | | | | | |
| Impa | act AIR-1 (cont.) | | | | | |
| j) | Install sandbags or other erosion control measures to prevent silt runoff to public roadways. | | | | | |
| k) | Replant vegetation in disturbed areas as quickly as possible. | | | | | |
| I) | Properly maintain all construction equipment. | | | | | |
| m) | Reduce equipment idling time. | | | | | |
| n) | Opacity is an indicator of exhaust particulate emissions from off-road diesel powered equipment. The project shall ensure that emissions from all construction diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately. Essentially any diesel construction equipment that produces dark emissions for three continuous minutes is out of compliance with this measure. | | · | | , | |
| o) | The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors). | | | | | |
| stand would other their o | signage should be posted indicating that diesel equipment ling idle for more than five minutes shall be turned off. This it include trucks waiting to deliver or receive soil, aggregate or bulk materials. Rotating drum concrete trucks could keep engines running continuously as long as they were on-site and from residences. | | | | | |

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| NOISE | | | | | |
| Mitigation Measure NOI-1: The construction contractor will conduct crack surveys before pile driving that could cause architectural damage to nearby structures. The survey will include any buildings within 50 feet of pile driving locations and | Project contractor | Prior to issuance of individual permits | Building Division and Engineering Inspection Team | Review of contract specifications | As required during demolition and construction and in response to complaints |
| within 100 feet of historical buildings or buildings in poor condition. The surveys will be done by photographs, video tape, or visual inventory, and will include inside as well as outside locations. All existing cracks in walls, floors, and driveways should be documented with sufficient detail for comparison after construction to determine whether actual vibration damage occurred. A post-construction survey should be conducted to document the condition of the surrounding buildings after the construction is complete. The construction contractor will be liable for construction vibration damage to adjacent structures. | | During construction | | Ongoing site inspections during demolition and construction phase | |
| Mitigation Measure NOI-3a: All development under the Specific Plan shall be constructed to comply with the General Plan Standards in Tables IV.G-1 as well as the relevant noise insulation standards contained in Title 24 of the California Code | Project contractor | Prior to issuance of individual permits | Building Division and Engineering Inspection Team | Review of contract specifications | As required during demolition and construction and in response to complaints |
| of Regulations (Part 2, Appendix Chapter 12A). | | During construction | | Ongoing site inspections during demolition and construction phase | |
| Mitigation Measure NOI-3b: Loading, unloading, opening, closing or otherwise handling boxes, crates, containers, building materials, garbage cans or similar objects, when such activities result in noise levels greater than 45 dBA for the one hour Leg (or | Project contractor | Prior to issuance of individual permits | Building Division and Engineering Inspection Team | Review of contract specifications | As required during demolition and construction and in response to complaints |
| dBA) at the exterior of noise sensitive receptors shall be prohibited between the hours of 10:00 p.m. and 6:00 a.m. | | During construction | | Ongoing site inspections during demolition and construction phase | |

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| Mitigation Measure NOI-3c: The project applicant shall incorporate the following design features into the final site plans: | Project contractor | Prior to issuance of individual permits | Building Division and Engineering | Review of contract specifications | As required during | | |
| Building equipment (e.g., HVAC units) shall be located away from off-site and on-site residences, on building rooftops, or within an enclosure that effectively blocks the line of site of the source from receivers. | | | Du | During construction | Inspection Team | Ongoing site inspections during demolition and construction phase | demolition and construction and in response to complaints |
| Truck delivery areas shall be located as far from residents as possible. To the extent feasible, project buildings shall be located such that they block noise related to truck deliveries and waste collection from residential or other sensitive receptors. | | | | Constitution phase | · | | |
| CULTURAL RESOURCES | | | | | | | |
| Mitigation Measure CR-1: If prehistoric or historic-period archaeological resources, or any paleontological resources, are encountered during grading or excavation during site-specific development of future development projects in the Specific Plan | Project Contractor | During construction, upon discovery of subsurface cultural materials | Building Division | Review Contract Specifications | Weekly, during subsurface construction activities, if cultural resources are found | | |
| area, all construction activities within 50 feet must immediately stop and the City shall be notified. A qualified archaeologist will inspect the findings within 24 hours of the discovery. Cultural resources shall be recorded on California Department of Parks and Recreation (DPR) Form 523 (Historic Resources Recordation form). If it is determined that the proposed development project could damage a unique archaeological or paleontological resource, mitigation shall be implemented in accordance with Public Resources Code Section 21083.2 and CEQA Guidelines Section 15126.4, with a preference for preservation in place. Additionally, in accordance with Public Resources Code Section 5097.993, the project sponsor shall inform project personnel that collection of any Native American artifact is prohibited by law. | | | | Check that appropriate monitoring and reporting is carried out | | | |