

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires all State and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a “mitigated negative declaration” or specified environmental findings related to an EIR.

The following is the Mitigation Monitoring and Reporting Program (MMRP) for the San Marco Commercial Center Project. The intent of the MMRP is to ensure implementation of the mitigation measures identified within the EIR for the San Marco Commercial Center Project (proposed project). Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMRP shall be funded by the project applicant.

COMPLIANCE CHECKLIST

The MMRP contained herein is intended to satisfy the requirements of CEQA as they relate to the EIR for the San Marco Commercial Center Project prepared by the City of Pittsburg. This MMRP is intended to be used by City staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were developed in the EIR that was prepared for the proposed project.

The San Marco Commercial Center EIR presents a detailed set of mitigation measures that will be implemented throughout the lifetime of the project. Mitigation is defined by CEQA Guidelines, Section 15370, as a measure that:

- Avoids the impact altogether by not taking a certain action or parts of an action;
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project; or
- Compensates for the impact by replacing or providing substitute resources or environments.

The intent of the MMRP is to ensure the implementation of adopted mitigation measures. The MMRP will provide for monitoring of construction activities as necessary and in-the-field identification and resolution of environmental concerns.

Monitoring and documenting the implementation of mitigation measures will be coordinated by the City of Pittsburg. The table attached to this report identifies the mitigation measure, the monitoring action for the mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMRP. The City will be responsible for monitoring compliance.



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The following table indicates the mitigation measure number, the impact the measure is designed to address, the measure text, the monitoring agency, implementation schedule, and an area for sign-off indicating compliance.



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4.1 Air Quality and Greenhouse Gas Emissions					
4.1-1	Generation of short-term construction-related criteria air pollutant emissions in excess of 54 lbs/day for ROG, NO _x , and PM _{2.5} and 82 lbs/day for PM ₁₀ .	<p>4.1-1(a) <i>The project applicant must comply with one of the following options:</i></p> <ol style="list-style-type: none"> 1. <i>On-site and off-site construction activity shall not occur simultaneously during any phase of project construction. For the purposes of this mitigation measure, off-site construction activities are considered to be any activity related to off-site utility improvements. Should the project applicant elect to begin on-site construction first, the on-site improvements shall be accepted as complete by the City, prior to initiation of any off-site construction activity. Inversely, should the project applicant elect to begin off-site construction first, proof of completion of all off-site construction activity shall be submitted for review and approval to the Building Official, prior to initiation of any on-site construction activity.</i> 2. <i>If any portion of on-site and off-site construction must occur simultaneously, prior to approval of any Improvement Plans, the project applicant shall show on the Improvement Plan via notation that the contractor shall submit to the Bay Area Air Quality Management District</i> 	City of Pittsburg Community Development Department	Prior to approval of improvement plans and during construction	



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		<p><i>(BAAQMD) a comprehensive equipment inventory (e.g., make, model, year, emission rating) of all off-road diesel-powered equipment over 25 horsepower (including owned, leased, and subcontractor equipment) used in either (a) all on-site construction activities or (b) all off-site construction activities. The contractor is only required to submit one equipment inventory, for either on-site or off-site construction.</i></p> <p><i>With submittal of the equipment inventory, the contractor shall provide a written calculation to the BAAQMD for approval demonstrating that the heavy-duty off-road vehicles over 25 horsepower to be used in off-site construction, including owned, leased and subcontractor vehicles, will achieve a fleet-average of 20 percent of NOX reduction as compared to the California Air Resources Board (CARB) statewide fleet average emissions. The fleet average shall be calculated based only on those pieces of equipment used for the off-site improvements. Acceptable options for reducing emissions may include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other</i></p>			



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		<p><i>options as they become available. If any new equipment is added after submission of the inventory, the contractor shall contact the BAAQMD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the BAAQMD with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman. In addition, all off-road equipment working at the construction site must be maintained in proper working condition according to manufacturer's specifications.</i></p> <p>4.1-1(b) Project construction shall comply with the following requirements:</p> <ul style="list-style-type: none"> • Portable equipment over 50 horsepower must have either a valid District Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB. • Idling shall be limited to five minutes or less for all on-road related and/or delivery trucks in accordance with CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation. Clear Signage regarding idling restrictions 	<p>City of Pittsburg Community Development Department</p>	<p>During construction activities</p>	



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		<i>should be placed at the entrances to the construction site.</i>			
4.1-5	Generation of a cumulatively considerable contribution to GHG emissions in excess of 1,100 MTCO ₂ e/year or 4.6 MTCO ₂ e/SP/year by the first year of project operations, 660 MTCO ₂ e/year or 2.76 MTCO ₂ e/SP/year by 2030, conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.	4.1-5 <i>Improvement Plans and building plans for the proposed project shall identify all feasible mitigation measures, as included in the GHG Reduction Plan, developed in coordination with the BAAQMD and as determined by the City of Pittsburg Community Development Department to reduce significant impacts. Mitigation Measures may include, but would not be limited to, BAAQMD's recommended mitigation measures such as the following:</i> <ul style="list-style-type: none"> • <i>Orient buildings to maximize passive solar heating;</i> • <i>Promote ridesharing, transit, bicycling, and walking for work trips through dedication of preferential parking spaces, provision of on-site bicycle parking, provision of end-of-trip facilities such as bicycle lockers and on-site showers;</i> • <i>Subsidize employee transit passes;</i> • <i>Install electric vehicle charging infrastructure in excess of existing CBSC requirements;</i> • <i>Provide charging stations and preferential parking spots for electric vehicles;</i> • <i>Install energy star appliances;</i> • <i>Install solar water heating;</i> • <i>Install on-site renewable energy systems;</i> 	City of Pittsburg Community Development Department CARB BAAQMD	Prior to approval of Improvement Plans and issuance of Building Permits	



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		<ul style="list-style-type: none"> • <i>Install dedicated electrical outlets sufficient to provide power to any truck mounted refrigerated units accessing the loading docks, at all proposed loading docks and loading areas;</i> • <i>All loading docks and loading areas shall be equipped with signage stating the following: "State regulations prohibit engine idling in excess of five minutes";</i> • <i>Use water efficient landscapes and native/drought-tolerant vegetation;</i> • <i>Provide outdoor electrical outlets to allow for use of electrically powered landscaping equipment;</i> • <i>Construct on-site or fund off-site carbon sequestration projects (such as tree plantings or reforestation projects); and</i> • <i>Purchase carbon credits to offset project annual emissions. Carbon offset credits shall be verified and registered with The Climate Registry, the Climate Action Reserve, or another source approved by CARB, BAAQMD, or the City of Pittsburg.</i> <p><i>If off-site mitigation measures are proposed, the applicant must be able to show that the emission reductions from identified projects are real, permanent through the duration of the project, enforceable, and are equal to the pollutant type and amount of the project impact being offset. In addition, any off-site</i></p>			



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		<p><i>measures shall be subject to review and approval by the City of Pittsburg Community Development Department. BAAQMD recommends that off-site mitigation projects occur within the nine-county Bay Area in order to reduce localized impacts and capture potential co-benefits. If BAAQMD has established an off-site mitigation program at the time a development application is submitted, as an off-site mitigation measure, the applicant may choose to enter into an agreement with BAAQMD and pay into the established off-site mitigation program fund, where BAAQMD would commit to reducing the type and amount of emissions identified in the agreement.</i></p>			
4.3 Transportation					
4.3-2	Conflict with a program, plan, ordinance, or policy addressing the circulation system during construction activities.	<p>4.3-2 <i>Prior to grading permit issuance, the project applicant shall prepare a Construction Traffic Plan for review and approval by the Community Development Department. As part of the plan, the applicant shall ensure the following:</i></p> <ul style="list-style-type: none"> • <i>Truck drivers shall be notified of and required to use the most direct route between the site and SR 4, as determined by the City Community Development Department;</i> • <i>All ingress and egress shall occur only at the main driveways to the project site and construction activities shall include installation of temporary (or</i> 	<p>City of Pittsburg Community Development Department</p> <p>City Engineer</p>	Prior to grading permit issuance	



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		<p><i>ultimate) traffic signals as determined by the City Engineer;</i></p> <ul style="list-style-type: none"> • <i>Designated travel routes for large vehicles shall be monitored and controlled by flaggers for large construction vehicle ingress and egress;</i> • <i>Warning signs indicating frequent truck entry and exit shall be posted on San Marco Boulevard and West Leland Road; and</i> • <i>Any debris and mud on nearby streets caused by trucks shall be monitored daily and shall include a street cleaning program.</i> <p><i>The plan shall indicate how parking for construction workers will be provided during construction. If the project is built in phases, each phase shall be subject to a Traffic Control Plan and oversight by the City Engineer.</i></p>			
4.3-4	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) or result in inadequate emergency access.	4.3-4 <i>Prior to approval of a landscaping plan, the proposed landscaping shall be submitted for review and approval by the City Engineer. The plan shall demonstrate that any fences do not deteriorate sight distance at the project access points. Any landscaping shall be designed and maintained so that ground cover is a maximum of two feet high and all trees are limbed up to at least eight feet.</i>	City of Pittsburg Community Development Department City Engineer	Prior to approval of a landscaping plan	



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Initial Study					
I-d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	<p>I-1. <i>Prior to the approval of Improvement Plans and issuance of Building Permits for any development on the project site, the project applicant shall submit a lighting plan for the project to the City of Pittsburg Planning Division for review and approval. The lighting plan shall include, but not necessarily be limited to, the following provisions:</i></p> <ul style="list-style-type: none"> • <i>Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties;</i> • <i>Place and shield or screen flood and area lighting needed for construction activities and/or security so as not to disturb adjacent residential areas and passing motorists;</i> • <i>For public lighting, prohibit the use of light fixtures that are of unusually high intensity or brightness (e.g., harsh mercury vapor, low-pressure sodium, or fluorescent bulbs) or that blink or flash;</i> • <i>Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth-toned colored paint and roofing materials), shielded or screened lighting, and appropriate signage to prevent light and glare from adversely affecting motorists on nearby roadways; and</i> 	City of Pittsburg Planning Division	Prior to approval of Improvement Plans and issuance of Building Permits	



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		<ul style="list-style-type: none"> The proposed location, mounting height, and aiming point of all outdoor lighting used during project operations and/or construction. 			
IV-a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.	<p><i>ECCC HCP/NCCP Covered Plants and Wildlife</i></p> <p><i>IV-1 Prior to the issuance of grading or construction permits for each phase of development of the project, the applicant shall pay the applicable ECCC HCP/NCCP per-acre Development Fee in effect for Zone II in compliance with Section 15.108.070¹ of the Pittsburg Municipal Code. The Development Fee will cover the development of habitat that primarily includes ruderal grassland. Payment of the Development Fee would address the loss of potential habitat of special-status plant and wildlife species associated with on-site ruderal grasslands. The fees would be used in part to protect these affected special-status plant and wildlife species by bringing existing populations of the species under protection.</i></p> <p><i>Alternately, the project applicant may, in accordance with the terms of Pittsburg Municipal Code Chapter 15.108, offer to dedicate land or create and restore wetlands in lieu of some or all of the mitigation fees. All applicable mitigation fees shall be paid, or an "in-lieu-of fee" agreement executed, prior to the issuance of a grading permit for the project.</i></p>	City of Pittsburg Community Development Department Contra Costa County Conservancy	Prior to issuance of grading or construction permits for each phase of development	

¹ City of Pittsburg, Habitat Conservation Plan/Natural Community Conservation Plan Implementation Ordinance.



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		<p><i>The Pittsburg Community Development Department and the Contra Costa County Conservancy shall approve the final method of compliance with the ECCC HCP/NCCP provisions.</i></p> <p><i>Swainson's Hawk</i></p> <p><i>IV-2. Prior to any ground disturbance related to covered activities that occurs during the nesting season (March 15 – September 15), a qualified biologist shall conduct a preconstruction survey no more than one month prior to construction to establish whether Swainson's hawk nests within 1,000 feet of the project site are occupied. If potentially occupied nests within 1,000 feet are off the project site, then their occupancy shall be determined by observation from public roads or by observations of Swainson's hawk activity (e.g., foraging) near the project site. If nests are occupied, minimization measures and construction monitoring are required (see below). A written summary of the survey results shall be submitted to the City of Pittsburg Community Development Department.</i></p> <p><i>During the nesting season (March 15 – September 15), covered activities within 1,000 feet of occupied nests or nests under construction shall be prohibited to prevent nest abandonment. If site-specific conditions</i></p>	<p>City of Pittsburg Community Development Department</p> <p>CDFW</p> <p>USFWS</p>	<p>Prior to ground disturbing activities that occur during the Swainson's hawk nesting season (March 15 through September 15)</p>	



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		<p><i>or the nature of the covered activity (e.g., steep topography, dense vegetation, limited activities) indicate that a smaller buffer could be used, the Implementing Entity will coordinate with CDFW/USFWS to determine the appropriate buffer size.</i></p> <p><i>If young fledge prior to September 15, covered activities shall proceed normally. If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant may apply to the City of Pittsburg Community Development Department for a waiver of this avoidance measure. Any waiver must also be approved by USFWS and CDFW. While the nest is occupied, activities outside the buffer can take place.</i></p> <p><i>Western Burrowing Owl</i></p> <p><i>IV-3. The project applicant shall retain a qualified biologist to conduct a pre-construction survey for western burrowing owls within the disturbance footprint and within 500 feet from the perimeter of the footprint where possible. Surveys shall take place no more than 30 days prior to construction and shall be conducted near sunrise or sunset in accordance with CDFW guidelines. All burrows or burrowing owls shall be identified and mapped. During the breeding season (February 1 to August 31), surveys shall document whether burrowing owls are nesting in or directly</i></p>	<p>City of Pittsburg Community Development Department</p> <p>CDFW</p>	<p>Within 30 days prior to initiation of construction activities</p>	



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		<p><i>adjacent to disturbance areas. During the nonbreeding season (September 1 to January 31), surveys shall document whether burrowing owls are using habitat in or directly adjacent to any disturbance area. Survey results shall be valid only for the season (breeding or nonbreeding) during which the survey is conducted. Surveys shall be submitted to the City Community Development Department for review. If the survey does not identify any nesting burrowing owls on the project site, further mitigation is not required.</i></p> <p><i>If burrowing owls are found during the breeding season (February 1 to August 31), the project proponent shall avoid all nest sites that could be disturbed by project construction during the remainder of the breeding season or while the nest is occupied by adults or young. Avoidance shall include establishment of a non-disturbance buffer zone of at least 250 feet around each occupied burrow (nest site) in which no construction activities shall occur. The buffer shall be delineated by highly visible, temporary construction fencing.</i></p> <p><i>If burrowing owls are found during the nonbreeding season (September 1 to January 31), the project proponent shall avoid the owls and the burrows they are using, if possible. Avoidance shall include the establishment of a buffer zone of 160 feet around each burrow.</i></p>			



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		<p><i>The buffer shall be delineated by highly visible, temporary construction fencing.</i></p> <p><i>If occupied burrows for burrowing owls are not avoided, passive relocation shall be implemented. Owls shall be excluded from burrows in the immediate impact zone and within a 160-foot buffer zone by installing one-way doors in burrow entrances. The doors shall be in place for 48 hours prior to excavation. The project area shall be monitored daily for 1 week to confirm that the owl has abandoned the burrow. Whenever possible, burrows shall be excavated using hand tools and refilled to prevent reoccupation (California Department of Fish and Game 1995). Plastic tubing or a similar structure shall be inserted in the tunnels during excavation to maintain an escape route for any owls inside the burrow.</i></p> <p><i>Golden Eagle</i></p> <p><i>IV-4(a). Prior to any ground disturbance related to activities covered under the ECCCHCP/NCCP, a qualified biologist shall conduct a preconstruction survey to establish whether nests of golden eagles are occupied (see Section 6.3.1, Planning Surveys). A written summary of the survey results shall be submitted to the City of Pittsburg Planning Department.</i></p>	<p>City of Pittsburg Community Development Department</p>	<p>Prior to ground disturbing activities</p>	



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		<p><i>IV-4(b). If nests are occupied, minimization requirements and construction monitoring shall be required.</i></p> <p><i>Covered activities shall be prohibited within 0.5-mile of active nests. Nests can be built and active at almost any time of the year, although mating and egg incubation occurs late January through August, with peak activity in March through July. If site-specific conditions or the nature of the covered activity (e.g., steep topography, dense vegetation, limited activities) indicate that a smaller buffer could be appropriate or that a larger buffer should be implemented, the project applicant shall coordinate with CDFW/USFWS to determine the appropriate buffer size.</i></p> <p><i>Construction monitoring shall focus on ensuring that covered activities do not occur within the buffer zone established around an active nest. Although known golden eagle nest sites do not occur within or near the Urban Limit Line (ULL), covered activities inside and outside of the Preserve System have the potential to disturb golden eagle nest sites. Construction monitoring shall ensure that direct effects to golden eagles are minimized.</i></p> <p><i>San Joaquin Kit Fox</i></p> <p><i>IV-5(a). Prior to any ground disturbance related to activities covered under the ECCCHCP/NCCP, a USFWS/CDFW-</i></p>	<p>City of Pittsburg Community Development Department</p> <p>CDFW</p> <p>USFWS</p> <p>City of Pittsburg Community</p>	<p>During construction activities</p> <p>Prior to any ground disturbing activities</p>	



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		<p><i>surveys required under Mitigation Measure IV-5(a), the following measures shall be implemented by a USFWS/CDFW-approved biologist:</i></p> <ul style="list-style-type: none"> • <i>The den shall be monitored for three days by a USFWS/CDFW-approved biologist, using a tracking medium or an infrared beam camera to determine if the den is currently being used.</i> • <i>Unoccupied dens shall be destroyed immediately to prevent subsequent use.</i> • <i>If a natal or pupping den is found, USFWS and CDFW shall be notified immediately. The den shall not be destroyed until the pups and adults have vacated, and then only after further consultation with USFWS and CDFW.</i> • <i>If kit fox activity is observed at the den during the initial monitoring period, the den shall be monitored for an additional five consecutive days from the time of the first observation to allow any resident animals to move to another den while den use is actively discouraged. For dens other than natal or pupping dens, use of the den could be discouraged by partially plugging the entrance with soil such that any resident animal could easily escape. Once the den is determined to be unoccupied it may be excavated</i> 	<p>Development Department</p> <p>CDFW</p> <p>USFWS</p>	<p>activities</p>	



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		<p><i>under the direction of the biologist. Alternatively, if the animal is still present after five or more consecutive days of plugging and monitoring, the den may have to be excavated when, in the judgment of the biologist, the den is temporarily vacant (i.e., during the animal's normal foraging activities).</i></p> <p><i>If a San Joaquin kit fox den is discovered outside of the proposed disturbance footprint during the surveys required by Mitigation Measure IV-5(a), exclusion zones around each den entrance or cluster of entrances shall be demarcated. The configuration of exclusion zones shall be circular, with a radius measured outward from the den entrance(s). Covered activities shall not occur within the exclusion zones. Exclusion zone radii for potential dens shall be at least 50 feet and shall be demarcated with four to five flagged stakes. Exclusion zone radii for known dens shall be at least 100 feet and demarcated with staking and flagging that encircles each den or cluster of dens, but does not prevent access to the den by kit fox.</i></p> <p><i>Nesting Migratory Birds</i></p> <p><i>IV-6. A pre-construction survey for nesting birds shall be conducted by a qualified biologist within on-site ground-nesting habitat and a 250-foot buffer around the project site</i></p>	<p>City of Pittsburg Community Development Department</p>	<p>Within 14 days prior to ground disturbing activities that occur during</p>	



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		<p><i>boundaries, if feasible, not more than 14 days prior to site disturbance during the breeding season (February 1st to August 31st). If site disturbance commences outside the breeding season, a pre-construction survey for nesting birds is not required. If active nests of migratory birds are not detected within approximately 250 feet of the project site, further mitigation is not required. Results of the pre-construction survey shall be submitted to the City's Planning Department for verification.</i></p> <p><i>If nesting raptors or other migratory birds are detected on or adjacent to the site during the survey, the City's Planning Department shall be notified, and an appropriate construction-free buffer shall be established around all active nests. Actual size of the buffer would be determined by the project biologist, and would depend on species, topography, and type of activity that would occur in the vicinity of the nest. Typical buffers are 25 feet for non-raptors and up to 250 feet for raptors. The project buffer would be monitored periodically by the project biologist to ensure compliance. After the nesting is completed, as determined by the biologist, the buffer would no longer be required. Buffers shall remain in place for the duration of the breeding season or until a qualified biologist has confirmed that all chicks have fledged and are independent of their parents.</i></p>		<p>the nesting migratory bird breeding season (February 1 to August 31)</p>	
V-a, b, c.	Cause a substantial adverse change in the	V-1. <i>If any prehistoric or historic artifacts, or other indications of cultural deposits are found once</i>	City of Pittsburg Community	If any prehistoric or historic artifacts or	



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		<p><i>must notify the Native American Heritage Commission, which in turn will notify the most likely descendants who may recommend treatment of the remains and any grave goods. If the Native American Heritage Commission is unable to identify a most likely descendant or most likely descendant fails to make a recommendation within 48 hours after notification by the Native American Heritage Commission, or the landowner or his authorized agent rejects the recommendation by the most likely descendant and mediation by the Native American Heritage Commission fails to provide a measure acceptable to the landowner, then the landowner or his authorized representative shall rebury the human remains and grave goods with appropriate dignity at a location on the property not subject to further disturbances. Should human remains be encountered, a copy of the resulting County Coroner report noting any written consultation with the Native American Heritage Commission shall be submitted as proof of compliance to the City's Community Development Department.</i></p>			
VII-aiii, aiv, c.	<p>Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction.</p>	<p>VII-1. <i>Prior to grading permit issuance, the applicant shall submit a final geotechnical evaluation of the project site that addresses soil stability including soil expansion, lateral spreading, subsidence, landslides, liquefaction, and collapse. The report shall identify any on-site soil and seismic hazards and provide design recommendations for onsite soil and seismic conditions. The geotechnical evaluation shall</i></p>	<p>Director of Public Works/City Engineer</p>	<p>Prior to issuance of grading permits</p>	



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	<p>Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides.</p> <p>Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.</p>	<p><i>be reviewed and approved by the Director of Public Works/City Engineer and a qualified Geotechnical Engineer to ensure that all geotechnical recommendations specified in the geotechnical report are properly incorporated and used in the project design.</i></p>			
VII-b.	<p>Result in substantial soil erosion or the loss of topsoil.</p>	<p>VII-2. <i>Prior to issuance of grading permits, the project applicant shall submit, for the review and approval by the City Engineer, an erosion and sediment control plan that utilizes standard construction practices to limit the erosion effects during construction of the proposed project. Measures shall include, but are not limited to, the following:</i></p> <ul style="list-style-type: none"> • <i>Hydro-seeding, cribbing, walls, or terracing;</i> • <i>Placement of erosion control measures within drainage ways and ahead of drop inlets;</i> • <i>Directing subcontractors to a single designation "wash-out" location (as</i> 	City Engineer	Prior to issuance of grading permits	



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		<p><i>opposed to allowing them to wash-out in any location they desire);</i></p> <ul style="list-style-type: none"> • <i>The use of siltation fences; and</i> • <i>The use of sediment basins and dust palliatives.</i> 			
VII-d.	Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property.	VII-3. <i>Implement Mitigation Measure VII-1.</i>	See Mitigation Measure VII-1	See Mitigation Measure VII-1	
VII-f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	VII-4. <i>Implement Mitigation Measure V-1.</i>	See Mitigation Measure V-1	See Mitigation Measure V-1	
X-a, ci, cii, ciii.	<p>Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.</p> <p>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would</p>	X-1. <i>Prior to issuance of grading permits, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP). The developer shall file the Notice of Intent (NOI) and associated fee to the SWRCB. The SWPPP shall serve as the framework for identification, assignment, and implementation of BMPs. The SWPPP shall be submitted to the Director of Public Works/City Engineer for review and approval and shall remain on the project site during all phases of construction. Following implementation of the SWPPP, the contractor shall subsequently demonstrate the SWPPP's effectiveness and provide for necessary and appropriate revisions, modifications, and</i>	Director of Public Works/City Engineer	Prior to issuance of grading permits	



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	<p>result in substantial erosion or siltation on- or off-site.</p> <p>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite.</p> <p>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide</p>	<p><i>improvements to reduce pollutants in stormwater discharges to the maximum extent practicable. The contractor shall implement BMPs to reduce pollutants in stormwater discharges to the maximum extent practicable.</i></p> <p>X-2. <i>In addition to a SWPPP, prior to issuance of grading permits, the project applicant shall create an interim and final erosion and sediment control plan which shall include a delineation and brief description of the measures to be undertaken to retain sediment on the site, including but not limited to, the design and specifications of berms and sediment detention basins and a schedule for maintenance. The plan shall also contain a delineation and brief description of the surface runoff and erosion control measures, including but not limited to, types and method of applying mulches, and designs and specifications for diverters, dikes, and drains. The plan shall be reviewed and approved by the City Community Development Department.</i></p> <p>X-3. <i>The project applicant shall submit a complete Stormwater Control Plan and Report compliant with the requirements set forth in the City's most current NPDES permit. The C.3 treatment facilities shall be adequately sized to treat the stormwater runoff from the associated drainage management areas. The grading and/or building plans shall include</i></p>	<p>The City of Pittsburgh Community Development Department</p> <p>City of Pittsburgh Community Development Department</p>	<p>Prior to issuance of grading permits</p> <p>Prior to approval of grading and/or building plans</p>	



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	substantial additional sources of polluted runoff.	<i>drawings and specifications necessary to implement all measures in the approved Stormwater Control Plan. Design features shall incorporate low impact development design standards as outlined in the most current edition of the Contra Costa Clean Water Program's C.3 Guidebook. All plans shall be reviewed and approved by the City Community Development Department.</i>			
XVIII-a, b.	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	XVIII-1. <i>Implement Mitigation Measures V-1 and V2.</i>	See Mitigation Measures V-1 and V-2	See Mitigation Measures V-1 and V-2	



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	<p>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>				

