

## ***5. Mitigation Monitoring or Reporting Program***

---

This Mitigation Monitoring or Reporting Program (MMRP) has been prepared for the Hilton Garden Inn project. The purpose of the MMRP is to ensure the implementation of mitigation measures identified as part of the environmental review for the proposed project. The MMRP includes the following information:

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

The City of Walnut Creek must adopt this MMRP, or an equally effective program, if it approves the proposed project with the mitigation measures that were adopted or made conditions of project approval.

## MITIGATION MONITORING OR REPORTING PROGRAM

TABLE 5-1 MITIGATION MONITORING OR REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
<b>AIR QUALITY</b>					
<p><b>AQ-1:</b> The Applicant shall require their construction contractor to comply with the following BAAQMD Best Management Practices for reducing construction emissions of PM<sub>10</sub> and PM<sub>2.5</sub>:</p> <ul style="list-style-type: none"> <li>▪ Water all active construction areas at least twice daily or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.</li> <li>▪ Pave, apply water twice daily or as often as necessary to control dust, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.</li> <li>▪ Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).</li> <li>▪ Sweep daily (with water sweepers using reclaimed water if possible) or as often as needed all paved access roads, parking areas, and staging areas at the construction site to control dust.</li> <li>▪ Sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the project site, or as often as needed, to keep streets free of visible soil material.</li> <li>▪ Hydro-seed or apply non-toxic soil stabilizers to inactive construction areas.</li> <li>▪ Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (e.g., dirt, sand).</li> <li>▪ Limit vehicle traffic speeds on unpaved roads to 15 mph.</li> <li>▪ Replant vegetation in disturbed areas as quickly as possible.</li> <li>▪ Install sandbags or other erosion control measures to prevent silt runoff from public roadways.</li> </ul> <p>The City of Walnut Creek or their designee shall verify compliance that these measures have been implemented during normal construction site inspections.</p>	Project Contractor	During Construction	City of Walnut Creek	Site preparation	During scheduled construction site inspections

**MITIGATION MONITORING OR REPORTING PROGRAM**

**TABLE 5-1 MITIGATION MONITORING OR REPORTING PROGRAM**

<b>Mitigation Measures</b>	<b>Party Responsible for Implementation</b>	<b>Implementation Timing</b>	<b>Agency Responsible for Monitoring</b>	<b>Monitoring Action</b>	<b>Monitoring Frequency</b>
<p><b>AQ-2:</b> During construction, the construction contractor(s) shall use construction equipment fitted with Level 2 Diesel Particulate Filters (DPF) or higher for all equipment over 50 horsepower. The construction contractor shall maintain a list of all operating equipment in use on the project site for verification by the City of Walnut Creek Building Division official or his/her designee. The construction equipment list shall state the makes, models, and number of construction equipment on-site. Equipment shall be properly serviced and maintained in accordance with manufacturer recommendations. The construction contractor shall ensure that all non-essential idling of construction equipment is restricted to five minutes or less in compliance with California Air Resources Board Rule 2449. Prior to issuance of any construction permit, the construction contractor shall ensure that all construction plans submitted to the City of Walnut Creek Planning Division and/or Building Division clearly show the requirement for Level 2 DPF or higher emissions standards for construction equipment over 50 horsepower.</p>	Project Contractor	During Construction	City of Walnut Creek	Site preparation	During scheduled construction site inspections
<b>CULTURAL RESOURCES</b>					
<p><b>CULT-1:</b> If any prehistoric or historic subsurface cultural resources are discovered during ground-disturbing activities, all work within 50 feet of the resources shall be halted and a qualified archaeologist shall be consulted to assess the significance of the find according to CEQA Guidelines Section 15064.5. If any find is determined to be significant, representatives from the City and the archaeologist would meet to determine the appropriate avoidance measures or other appropriate mitigation. All significant cultural materials recovered shall be, as necessary and at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards. In considering any suggested mitigation proposed by the consulting archaeologist to mitigate impacts to historical resources or unique archaeological resources, the City shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, proposed project design, costs, and other considerations. If avoidance is</p>	Project Contractor	During Construction	City of Walnut Creek	Project approval	If resources are uncovered

## MITIGATION MONITORING OR REPORTING PROGRAM

TABLE 5-1 MITIGATION MONITORING OR REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
infeasible, other appropriate measures (e.g., data recovery) would be instituted. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is being carried out.					
<b>CULT-2:</b> In the event that fossils or fossil-bearing deposits are discovered during construction, excavations within 50 feet of the find shall be temporarily halted or diverted. The contractor shall notify a qualified paleontologist to examine the discovery. The paleontologist shall document the discovery as needed, in accordance with Society of Vertebrate Paleontology standards (Society of Vertebrate Paleontology 1995), evaluate the potential resource, and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the Project proponent determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the proposed Project based on the qualities that make the resource important. The plan shall be submitted to the City for review and approval prior to implementation.	Project Contractor	During Construction	City of Walnut Creek	Project approval	If resources are uncovered
<b>TRIBAL CULTURAL RESOURCES</b>					
<b>TCR-1:</b> Implement Mitigation Measure CULT-1.	Project Contractor	During Construction	City of Walnut Creek	Project approval	If resources are uncovered
<b>GEOLOGY AND SOILS</b>					
<b>GEO-1:</b> To mitigate the impact of proposed project implementation with respect to differential expansion, the relevant recommendations of the September 5, 2017 Stevens, Ferrone & Bailey Engineering Company, Inc. geotechnical report shall be followed. To mitigate the potential of differential expansion, the geotechnical investigation recommended grading be performed so that all building foundations and surrounding flatwork be supported on a moisture conditioned, well blended engineered fill layer at least 5 feet thick. The compacted, engineered fill layer shall be located below building foundations and surrounding flatwork and	Project Contractor	During Construction	City of Walnut Creek	Project approval	During Construction

**MITIGATION MONITORING OR REPORTING PROGRAM**

**TABLE 5-1 MITIGATION MONITORING OR REPORTING PROGRAM**

<b>Mitigation Measures</b>	<b>Party Responsible for Implementation</b>	<b>Implementation Timing</b>	<b>Agency Responsible for Monitoring</b>	<b>Monitoring Action</b>	<b>Monitoring Frequency</b>
<p>extend at least 5 feet beyond building footprints and at least 3 feet beyond exterior flatwork.</p> <p>A geotechnical technician should be onsite during over-excavation and replacement to observe and test fill placement operations. A geotechnical improvement plan showing the approximate lateral extent and depth of the recommended over-excavations should be drafted according to the specifications above and followed during the course of construction. In addition, the proposed building should be supported on a foundation system that is designed to reduce the impact of expansive soils.</p>					
<b>HAZARDS AND HAZARDOUS MATERIALS</b>					
<p><b>HAZ-1:</b> Implementation of the engineering and institutional protocols of the RAW, RACR, SMP, and LUC during design, construction, and post-construction project site activities shall be required to ensure contamination in soil, groundwater, and soil gas would not pose substantial hazards to the public or the environment.</p>	Project Applicant	During design, construction and post-construction	City of Walnut Creek/DTSC	Site preparation	During scheduled construction site inspections
<b>TRANSPORTATION AND CIRCULATION</b>					
<p><b>TRANS-1:</b> Installation of landscaping near the project driveways shall be required to remain at a height less than 30 inches in order to maintain clear sight lines.</p>	Project Applicant	Review of final landscaping plan, prior to issuance of Building Permit	City of Walnut Creek	Project approval	Once
<p><b>TRANS-2:</b> The proposed southernmost driveway shall only allow access for emergency vehicles, and include striping to indicate this restriction.</p>	Project Applicant	Site plan review, prior to issuance of building permit.	City of Walnut Creek	Project approval	Once
<p><b>TRANS-3:</b> The proposed project shall provide adequate bicycle parking on-site, equal to at least 11 spaces.</p>	Project Applicant	Site plan review, prior to issuance of building permit.	City of Walnut Creek	Project approval	Once

## MITIGATION MONITORING OR REPORTING PROGRAM

*This page intentionally blank*