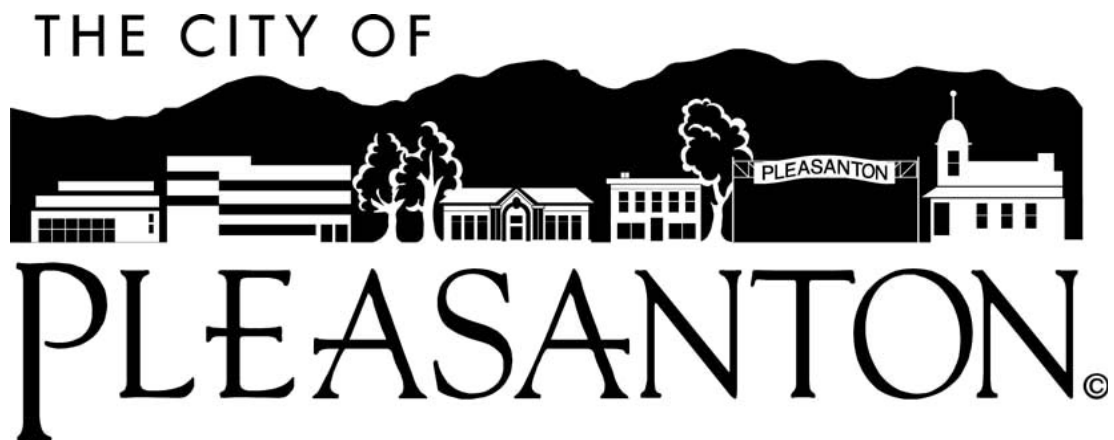

**Stoneridge Drive Specific Plan Amendment/
Staples Ranch
Draft Mitigation Monitoring and Reporting Plan**



November 2008

**STONERIDGE DRIVE SPECIFIC PLAN/STAPLES RANCH PROJECT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
Aesthetics and Visual Quality				
<p><i>VQ-3.1 Prepare Lighting Plan.</i> All exterior lighting shall be directed downward and shielded to avoid shining on neighboring properties. Each developer shall submit a conceptual and final lighting plan, and include drawings and/or manufacturer’s specification sheets showing the size and types of light fixtures proposed for the exterior areas, including exterior building lighting and parking lot lighting. The City will refer the conceptual lighting plan, including conceptual light fixtures and their locations, to the Alameda County ALUC, and to the FAA if requested by the FAA, prior to Planned Unit Development approval of the Community Development Director prior to the issuance of a building permit.</p> <p>Energy efficient lamp technologies shall be incorporated wherever possible. Mercury vapor shall be avoided. Incandescent light shall be avoided unless they are integrated with a control mechanism that limits their operation time. The use of such lighting shall help minimize impacts on reduced visibility of the night sky.</p>	<p>Referral of conceptual plans; review and approve construction Lighting Plan; field inspections.</p>	<p>Referral of conceptual plans to Alameda County Airport Land Use Commission (ALUC), and, if requested by the Federal Aviation Administration (FAA), referral to FAA: City of Pleasanton Planning Division.</p> <p>Review and approval of conceptual plans: City of Pleasanton City Council.</p> <p>Approval of final plans: City of Pleasanton Planning Division.</p> <p>Implementation: Project Developers.</p> <p>Field inspections: City of Pleasanton Building and Safety Division.</p>	<p>Referral of conceptual plans to Alameda County ALUC and, if requested by FAA, referral to FAA: Prior to Planned Unit Development (PUD) approval.</p> <p>Review and approval of conceptual plans: prior to PUD approval.</p> <p>Approval of final plans: Prior to the issuance of a building permit.</p> <p>Field inspections: Prior to occupancy.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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<p><i>VQ-3.2 Design Lighting System of the Auto Mall to Minimize Light and Glare Impacts.</i> The project developer for the auto mall shall design lighting systems to provide appropriate light illumination for the proposed auto mall and protect surrounding uses from spillover light and glare by incorporating the following guidelines and specifications.</p> <p>a. Prior to the issuance of a building permit, a lighting plan for the auto mall that includes specifications for pylon signs, monument signs and exterior lighting shall be submitted for review and approval by the Community Development Director. The plan shall include a photometric diagram, prepared by a certified lighting professional, showing predicted maintained lighting levels produced by the proposed lighting fixture facilities that achieve the following during hours of operation at the auto mall:</p> <p>i. The first row of light standards shall not exceed a foot-candle level of 50.0 by the northern boundary and 35.0 by the eastern and southern boundaries as measured at ground level. The foot-candle level for the remainder of the auto mall shall not exceed 10.0 foot-candles as measured at ground level, except:</p> <ul style="list-style-type: none"> • In designated display areas near each dealership where merchandise is presented to customers, the foot- 	<p>Verify inclusion of lighting system designs that minimize light and glare in construction plans and specifications; field inspections.</p>	<p>Approval of final plans: City of Pleasanton Planning Division.</p> <p>Implementation: Project Developer for the auto mall.</p> <p>Field inspections: City of Pleasanton Building and Safety Division.</p>	<p>Approval of final plans: Prior to the issuance of a building permit.</p> <p>Field inspections: Prior to occupancy.</p>	<p>_____</p> <p>Signature</p> <p>_____</p> <p>Title</p> <p>_____</p> <p>Date</p>

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<p>candle level may be up to, but not exceed, 30.0 at ground level; and</p> <ul style="list-style-type: none"> • At the senior continuing care community, foot-candle spill over from the auto mall shall not exceed 1.0 foot-candle at ground level. <p>ii. Lighting fixtures for automobile sales and services shall not exceed 25 feet in height, for ground-mounted poles, and up to 10 feet in height for roof top parking.</p> <p>iii. Lighting fixtures for parking and security purposes within the auto mall that are adjacent to the senior continuing care community shall not exceed 14 feet in height to reduce spill light directly on to the residences at the community.</p> <p>The location of the designated display areas shall be submitted for review and approval with the PUD development plan.</p> <p>During non-operational evening hours at the auto mall, all exterior parking lot lighting levels shall be designed such that they do not exceed 10 foot-candles.</p>				

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p><i>VQ-3.3 Commercial Lighting Operations.</i> At the auto mall and the retail center site, and in all buildings without residents at the senior continuing care community, all interior lighting shall be turned off during non-operational evening hours, with the exception of lighting needed for security reasons.</p>	<p>Verify that all buildings turn off interior lighting during non-operational hours; field inspections.</p>	<p>Implementation: Project Developers.</p> <p>Field inspections: City of Pleasanton Community Development Department.</p>	<p>Implementation: On-going during operation.</p> <p>Field inspections: Immediately if receive complaint of non-compliance or have reason to believe implementation is not occurring.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>
<p><i>VQ-3.4 Lighting Plan and Specifications for the Community and Neighborhood Parks.</i> The project developers for the subject parks shall submit a lighting plan for all proposed athletic facilities. The plan shall be reviewed and approval by the Community Development Director, and shall be prepared by a certified lighting professional. It shall include a photometric diagram showing the predicted maintained lighting levels in foot-candles, produced by the proposed lighting fixtures. The lighting plan shall be designed to minimize light and glare to area residents and motorists. Athletic fields and tennis court lighting systems shall protect surrounding uses from spillover light and glare by incorporating the following guidelines and specifications into the construction documents:</p> <ul style="list-style-type: none"> • No more than 1.0 foot-candles of spillover light from recreation facilities shall be allowed to fall onto existing residential properties or onto the senior continuing care community property. • Lighting components shall be selected and located as necessary to complement the particular type of recreation facility that is 	<p>Verify inclusion of lighting plan and specification for parks in construction plans and specifications; field inspections.</p>	<p>Approval of final plans: City of Pleasanton Planning Division.</p> <p>Implementation: Project Developer for the athletic facilities.</p> <p>Field inspections: City of Pleasanton Building and Safety Division.</p>	<p>Approval of final plans: Prior to construction of any lighted facilities.</p> <p>Field inspections: Prior to occupancy.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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<p>being lit, and shall satisfy the required illumination level for the particular type of sport.</p> <ul style="list-style-type: none"> • Proposed athletic fields, tennis courts, or other recreation facilities located within the Staples Ranch community park or neighborhood park site shall employ lighting fixtures that have been designed and demonstrated to reduce spillover light, whether by virtue of their optics, the arrangement of “baffles” and/or their mounting heights above the field or court surface. • Emphasis shall be placed on selecting lighting fixtures that roughly approximate a natural color rendition, such as Metal Halide (as opposed to High-pressure Sodium). Where practical, low wattage fluorescent or incandescent bulbs may also be installed in associated service buildings, or for security or pathway lighting. • During evening hours, park recreational activity lighting shall be turned off when not necessary for recreational purposes. 				

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Air Quality				
<p><i>AQ-2.1 Implement construction dust measures.</i> The proposed project shall be required to implement the following mitigation measures during all construction phases to reduce impacts associated with construction dust to the extent feasible, as determined by the City Engineer. These measures shall be incorporated into the construction documents describing procedures and specifications for contractors to follow.</p> <ul style="list-style-type: none"> • Water all active construction areas at least twice daily. • Cover all trucks hauling soil, sand, and other loose materials to or from the Project Area or require all trucks to maintain at least two feet of freeboard. • 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. • Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites. • Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets. • Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more). • Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.). • Limit traffic speeds on unpaved roads to 15 mph. 	<p>Verify inclusion of dust control measures in construction plans and specifications; field inspections.</p>	<p>Verification of inclusion of control measures: City of Pleasanton Building and Safety Division and/or Engineering Division.</p> <p>Implementation: Each Project Developer for its PUD site and related construction activities to be constructed by it per PUD conditions of approval, the Stoneridge Drive Specific Plan Amendment, and/or the Development Agreement; Project Sponsor for the bridge^v and all construction activities to be constructed by it per the Stoneridge Drive Specific Plan Amendment and/or the Development Agreement.</p> <p>Field inspections: City of Pleasanton Building and Safety</p>	<p>Verification of inclusion of control measures: Prior to issuance of a grading or construction permit.</p> <p>Field inspections: On-going during construction.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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<ul style="list-style-type: none"> • Install sandbags or other erosion control measures to prevent silt runoff to public roadways. • Replant vegetation in disturbed areas as quickly as possible. • Suspend excavation and grading activities to the extent feasible when instantaneous wind gusts exceed 25 mph. • Limit, to the extent feasible, the number of areas adjacent to residences subject to excavation, grading and other construction activity at any one time. 		Division.		
<p><i>AQ-3.1 Develop and implement plan to reduce operational air emissions.</i> Prior to PUD approval, the project developers shall be required to demonstrate to the City of Pleasanton that both mobile and stationary measures have been included to reduce operational emissions resulting from development on the Project Area to the maximum extent practicable.</p> <p style="padding-left: 40px;">a. A transportation system management program shall be prepared to reduce to the extent feasible mobile source emissions from the proposed uses. Mobile source emission reducing measures could include but are not limited to providing shuttle services to and from the auto mall and commercial development, utilizing less polluting shuttles at the senior continuing care community, and/or using less polluting loaner cars at the proposed auto mall.</p>	Verify inclusion of measures to reduce operational air emissions in construction plans and specifications; field inspections.	<p>Verification: City of Pleasanton Planning Division.</p> <p>Implementation: Project Developers.</p> <p>Field inspections: City of Pleasanton Planning Division.</p>	<p>Verification: Prior to PUD approval.</p> <p>Field inspections: Immediately if receive complaint of non-compliance or have reason to believe implementation is not occurring.</p>	<p>_____</p> <p>Signature</p> <p>_____</p> <p>Title</p> <p>_____</p> <p>Date</p>

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<p>b. A plan for reducing stationary sources shall be prepared for approval by City staff. The plan shall include measures such as but not limited to incorporating energy-saving appliances for heating and air conditioning units and energy efficient lighting. The plan shall include measures (to the extent feasible) that exceed the requirements of the City’s Green Building Ordinance.</p>				
<p><i>AQ-5.1 Conduct a health risk assessment for proposed residential units within 500 feet of the closest ultimate travel lane adjacent to the Staples Ranch site assumed under Caltrans’ ultimate freeway expansion plans for I-580.</i> If Caltrans’ widening plans have not been adopted by the time the health risk assessment is conducted, conduct a health risk assessment for residential units within 500 feet of the closest ultimate travel lane adjacent to the Staples Ranch site assuming the closest edge of the closest travel lane would shift south 32 feet by the Staples Ranch site. Prior to the approval of final site design for the senior continuing care community, a health risk assessment (HRA) shall be prepared by a qualified air quality consultant that shall demonstrate that proposed residential uses within 500 feet of I-580 on the Staples Ranch site would not be significantly exposed to diesel particulate matter. Typically the minimum level of significance provided by the BAAQMD for stationary sources is a cancer risk of 10 in a million. However, risks from mobile sources are often acceptable at higher levels, and therefore the significance thresholds would be established by the HRA in consultation with the City. The HRA shall take into consideration the ultimate widening of I-580, and will assume that the closest travel lane by the Staples Ranch site will shift south by 32 feet, if Caltrans has not adopted its plans by the time the health risk assessment is</p>	<p>Verify that a health risk assessment was conducted for residential units within 500 feet of I-580; verify inclusion of any recommended measures, such as filtration systems; field inspections.</p>	<p>Verification: City of Pleasanton Planning Division.</p> <p>Implementation: Project Developer for the senior continuing care community.</p> <p>Field inspections: City of Pleasanton Building and Safety Division.</p>	<p>Verification: Prior to PUD approval.</p> <p>Field inspections: Prior to occupancy.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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<p>conducted. If residents are proposed for areas where exposure could exceed the established threshold, then the HRA shall make recommendations for reducing exposure to on-site residents.</p> <p>Recommendations could include increasing the distance between residents and the freeway, modification to the location and height of intakes to the ventilation system, addition of HEPA air filtration systems, or reducing outdoor use areas, such as patio areas and balconies.</p>				
Biological Resources				
<p><i>BIO-2.1 Conduct preconstruction surveys for CRLF.</i> To avoid and minimize impact to the CRLF, prior to bridge construction or activities within the Arroyo Mocho channel or its riparian vegetation, a qualified wildlife biologist with the required USFWS permits shall be retained by the Project Sponsor to conduct pre-construction clearance surveys in the construction area for the CRLF no more than 48 hours before construction activities begin. If no CRLF are determined to be in the impact area, then no further mitigation would be necessary. If CRLF are encountered during any construction activities within suitable habitat, construction shall cease and the USFWS shall be notified immediately. Before construction activities can restart, the CRLF shall be removed by a USFWS/CDFG-approved biologist and relocated to nearby suitable aquatic habitat.</p>	<p>Verify that a preconstruction survey for California red legged frog (CRLF) was conducted; notification of US Fish and Wildlife Service (USFWS) if CRLF found; removal of CRLF by a qualified biologist if CRLF found; field inspections.</p>	<p>Contracting of qualified biologist for survey; notification to USFWS and City of Pleasanton Engineering Division if CRLF found; contracting of qualified biologist for removal of CRLF if CRLF found; ceasing construction if CRLF found during construction: Project Sponsor; for potential pedestrian/bike bridge, City of Pleasanton.</p> <p>Endnotes #5 and #6 apply.^{vi}</p>	<p>Survey construction area: No more than 48 hours prior to bridge construction or activities within the Arroyo Mocho channel, or its riparian vegetation.</p> <p>Notification to USFWS and City of Pleasanton Engineering Division if CRLF found during construction: Immediately.</p> <p>Ceasing construction if CRLF found during</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
		<p>Review of qualifications of biologist and review of survey: City of Pleasanton Engineering Division.</p> <p>Field inspections if CRLF found: City of Pleasanton Engineering Division.</p>	<p>construction: Immediately.</p> <p>Review of qualifications of biologist and survey: Prior to construction.</p> <p>Field inspections: On-going during construction.</p>	
<p><i>BIO-2.2 Implement ground disturbance restrictions associated with construction near the Arroyo Mocho. To minimize disturbance to dispersing or foraging CRLF, all construction activities within 100 feet of Arroyo Mocho aquatic habitats, including construction of the Stoneridge Drive bridge, shall be conducted during the dry season, between May 1 and October 15, or before the onset of the rainy season, whichever occurs first unless exclusion fencing is utilized. Construction that commences in the dry season may continue into the rainy season if exclusion fencing is placed between the construction site and Arroyo Mocho to keep the frog from entering the construction area.</i></p>	<p>Verify implementation of ground disturbance restrictions during construction; field inspections.</p>	<p>Implementation; Project Sponsor for the bridge and all construction activities to be constructed by it per the Stoneridge Drive Specific Plan Amendment and the Development Agreement.</p> <p>Endnotes #5 and #6 apply.</p> <p>Field inspections: City of Pleasanton Engineering Division.</p>	<p>On-going during construction.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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<p><i>BIO-2.3 Conduct construction monitoring for CRLF.</i> If preconstruction surveys identify CRLF in the Arroyo Mocho channel within the Project Area, the Project Sponsor shall retain a qualified biologist to monitor for the presence of CRLF in the active construction area within Arroyo Mocho channel. If individual CRLF could be directly affected by project construction, then these activities shall cease and the USFWS shall be notified immediately. Formal consultation may then be required by the USFWS, and mitigation measures will be developed through the consultation process to reduce impacts to the species. The Project Sponsor shall implement mitigation measures that are recommended by the USFWS through the consultation process to reduce impacts to this species.</p>	<p>If monitoring is required, verify monitoring for the presence of CRLF during construction; cease construction and notify USFWS if monitor finds that CRLF could be directly affected by project construction; notification of and consultation with USFWS, if required by USFWS, if CRLF monitor finds that CRLF could be directly affected by project construction; implementation of mitigation measures recommended by USFWS if CRLF monitor finds that CRLF could be directly affected by project construction; field inspections.</p>	<p>Contracting of qualified biologist for monitoring; ceasing construction and notifying USFWS and City of Pleasanton Engineering Division if CRLF monitor finds that CRLF could be directly affected by project construction; consultation with USFWS, if required by USFWS, if CRLF monitor finds that CRLF could be directly affected by project construction; implement mitigation measures recommended by USFWS if CRLF monitor finds that CRLF could be directly affected by project construction: Project Sponsor; for potential pedestrian/bike bridge, City of Pleasanton.</p> <p>Endnotes #5 and #6 apply.</p> <p>Review of qualifications of</p>	<p>Contracting of qualified biologist for monitoring and reviewing biologist's qualifications: Prior to construction activities.</p> <p>Ceasing construction and notify USFWS and City of Pleasanton Engineering Division if CRLF monitor finds that CRLF could be directly affected by project construction: Immediately.</p> <p>Implement mitigation measures recommended by USFWS if CRLF monitor finds that CRLF could be directly affected by project construction: As recommended by USFWS.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
		biologist: City of Pleasanton Engineering Division. Field inspections: City of Pleasanton Engineering Division.	Field inspections: On-going during construction.	
<p><i>BIO-2.4 Conduct WEAP training.</i> The Project Sponsor shall conduct Worker Environmental Awareness Program (WEAP) training for construction crews (primarily crew and construction foreman) before construction activities within the arroyo begin. The WEAP shall include a brief review of the special status species and other sensitive resources that could occur in the construction area (including their life history and habitat requirements and the portions of the Project Area where they may be found) and their legal status and protection.</p>	Verify that WEAP training of construction crews was conducted.	Verification: The City of Pleasanton Engineering Division. Endnotes #5 and #6 apply. Implementation: Project Sponsor.	Prior to construction activities within the arroyo.	_____ Signature _____ Title _____ Date
<p><i>BIO-3.1 Complete ongoing California tiger salamander surveys and comply with USFWS mitigation measures.</i> Prior to construction activities, the Project Sponsor shall complete surveys for California tiger salamander and shall provide the results of the survey to the USFWS. If no California tiger salamanders are found, then no further mitigation would be necessary. However, if California tiger salamanders are determined to occur in the Project Area, then FESA Section 10 consultation with the USFWS shall be required. If such formal consultation is required, the USFWS requires the preparation of a Biological Assessment that evaluates the effects of the proposed project on listed and proposed threatened and endangered species. Through this process, appropriate mitigation measures shall be developed to reduce impacts to California tiger salamanders. Mitigation measures may include (but not be limited to) preservation, creation and/or enhancement of off-site habitat for the species.</p>	Verify that ongoing survey is completed for the California tiger salamander (CTS) and if found consultation with the USFWS occurs; field inspections.	Contracting of qualified biologist; consultation with USFWS if CTS found; Biological Assessment if CTS found; implement mitigation measures recommended by USFWS if CTS found: Project Sponsor; for potential pedestrian/bike bridge and Community Park City of Pleasanton. Endnotes #5 and #6 apply.	Complete survey; review biologist qualifications; conduct Biological Assessment if required: Prior to construction activities. Implement mitigation measures recommended by USFWS if CTS found: As recommended by USFWS.	_____ Signature _____ Title _____ Date

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		<p>Review of qualifications of biologist: City of Pleasanton Engineering Division.</p> <p>Review of report of survey by biologist: City of Pleasanton Engineering Division.</p> <p>Field inspections: City of Pleasanton Public Works/Engineering Division.</p>	<p>Field inspections: On-going during construction.</p>	
<p><i>BIO-3.2 Provide construction monitoring for California tiger salamanders.</i> If surveys identify California tiger salamanders in the Staples Ranch site, each project developer shall retain a qualified biologist to monitor the presence of California tiger salamanders in the active construction area. If individual California tiger salamanders could be directly affected by project construction, then these activities shall cease and the USFWS shall be notified immediately. Mitigation measures will be developed through the consultation process to reduce impacts to the species.</p>	<p>If monitoring is required, verify monitoring for the presence of CTS during construction; cease construction and notify USFWS if monitor finds that CTS could be directly affected by project construction; notification of and consultation with USFWS, if required by USFWS, if CTS monitor finds that CTS could be directly affected by project construction; implementation of mitigation measures</p>	<p>Contracting of qualified biologist for monitoring; ceasing construction and notifying USFWS and City of Pleasanton Engineering Division if CTS monitor finds that CTS could be directly affected by project construction; consultation with USFWS, if required by USFWS, if CTS monitor finds that CTS could be directly affected by project construction; implement mitigation</p>	<p>Contracting of qualified biologist for monitoring and reviewing biologist's qualifications: Prior to construction activities.</p> <p>Ceasing construction and notify USFWS and City of Pleasanton Engineering Division if CTS monitor finds that CTS could be</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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	<p>recommended by USFWS if CTS monitor finds that CTS could be directly affected by project construction; field inspections.</p>	<p>measures recommended by USFWS if CTS monitor finds that CTS could be directly affected by project construction:</p> <p>Each Project Developer for its PUD site, and related construction activities to be constructed by it per PUD conditions of approval, the Stoneridge Drive Specific Plan Amendment, and/or the Development Agreement; Project Sponsor for the bridge and all construction activities to be constructed by it per the Stoneridge Drive Specific Plan Amendment and the Development Agreement; City of Pleasanton for Community Park.</p> <p>Endnotes #5 and #6 apply. Review of qualifications of biologist:</p>	<p>directly affected by project construction: Immediately.</p> <p>Implement mitigation measures recommended by USFWS if CTS monitor finds that CTS could be directly affected by project construction: As recommended by USFWS.</p>	

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		City of Pleasanton Community Development Department. Field inspections: City of Pleasanton Engineering Division and/or Building and Safety Division.	Field inspections: On-going during construction.	
<p><i>BIO-4.1 Conduct Preconstruction Surveys for Western Pond Turtle.</i> A preconstruction survey for western pond turtle shall be conducted by a qualified biologist three days prior to the onset of bridge construction or activities in the arroyo. The survey area shall be within the arroyo channel and shall encompass all areas within at least 100 feet of the proposed area to be affected. If any western pond turtles are encountered during any project activities, construction shall cease until the turtle leaves the area or is removed by a qualified biologist and relocated to nearby suitable aquatic habitats. If no western pond turtles are found, then no further mitigation would be necessary.</p>	Verify that a preconstruction survey for western pond turtle was conducted; removal of western pond turtle by a qualified biologist if western pond turtle found; field inspections.	Contracting of qualified biologist for survey; notification to City of Pleasanton Engineering Division if western pond turtle found; contracting of qualified biologist for removal of western pond turtle if western pond turtle found; ceasing construction if western pond turtle found during construction: Project Sponsor; for potential pedestrian/bike bridge, City of Pleasanton. Endnotes #5 and #6 apply.	Survey construction area: Within 3 days prior to bridge construction or activities within the Arroyo Mocho channel, or its riparian vegetation. Notification to City of Pleasanton Engineering Division if western pond turtle found during construction: Immediately. Ceasing construction if western pond turtle found during construction: Immediately.	<hr/> Signature <hr/> Title <hr/> Date

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		<p>Review of qualifications of biologist and review of survey: City of Pleasanton Engineering Division.</p> <p>Field inspections if western pond turtle found: City of Pleasanton Engineering Division.</p>	<p>Review of qualifications of biologist and survey: Prior to construction.</p> <p>Field inspections: On-going during construction.</p>	
<p><i>BIO-4.2 Provide Exclusion Fencing for Western Pond Turtle.</i> If western pond turtles are determined to be present in the Arroyo Mocho, exclusion fencing shall be erected around active construction zones near the Arroyo Mocho to prevent turtles from entering the site.</p>	<p>Verify that if western pond turtles are present exclusion fencing is erected; field inspections.</p>	<p>Verification: City of Pleasanton Engineering Division.</p> <p>Implementation: Project Sponsor; for potential pedestrian/bike bridge, City of Pleasanton.</p> <p>Endnotes #5 and #6 apply.</p> <p>Field inspections: City of Pleasanton Engineering Division.</p>	<p>Prior to construction activities if western pond turtles are present.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p><i>BIO-5.1 Conduct nesting bird surveys.</i> Prior to the beginning of tree removal or mass grading, between February 15 and August 15, including grading for major infrastructure improvements, an avian nesting survey shall be conducted of all habitat within 350 feet of any grading or earthmoving activity. The survey shall be conducted by a qualified biologist, as determined by the City, and occur no more than 21 days prior to disturbance. If no active nests are found, no further action is required.</p> <p>If active nests for special-status avian species or raptor nests are found within the construction footprint, construction activities shall be delayed within a minimum 500-foot buffer zone surrounding active raptor nests and a minimum 250-foot buffer zone surrounding nests of other special-status avian species until the young have fledged. This buffer zone shall not extend beyond the Staples Ranch site. The appropriate buffer can be modified by the City in consultation with qualified biologists and the CDFG. No action other than avoidance shall be taken without CDFG consultation. Completion of the nesting cycle shall be determined by a qualified ornithologist or biologist, as determined by the City.</p> <p>The buffer zone shall be delineated by highly visible temporary construction fencing, and no intensive disturbance (e.g., heavy equipment operation associated with construction, use of cranes or draglines, new rock crushing activities) or other project-related activities that could cause nest abandonment or forced fledging, shall be initiated within the established buffer zone of an active nest.</p>	<p>If nesting bird survey required, review qualifications of biologist; review report of survey by biologist; field inspections.</p>	<p>Contracting of qualified biologist: Each Project Developer for its PUD site and related construction activities to be constructed by it per PUD conditions of approval, the Stoneridge Drive Specific Plan Amendment, and/or the Development Agreement; Project Sponsor for the bridge and all construction activities to be constructed by it per the Stoneridge Drive Specific Plan Amendment and the Development Agreement.</p> <p>Endnotes #5 and #6 apply.</p> <p>Review of qualifications of biologist: City of Pleasanton Community Development Department.</p>	<p>For activities between February 15 and August 15: prior to the beginning of tree removal or mass grading, including grading for major infrastructure improvements.</p>	<p>_____</p> <p>Signature</p> <p>_____</p> <p>Title</p> <p>_____</p> <p>Date</p>

**STONERIDGE DRIVE SPECIFIC PLAN/STAPLES RANCH PROJECT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
		<p>Review of report of survey by biologist: City of Pleasanton Community Development Department.</p> <p>Field inspections: City of Pleasanton Building and Safety Division or Engineering Division.</p>		
<p><i>BIO-6.1 Obtain Streambed Alteration Agreement.</i> The Project Sponsor or project developer shall obtain a Section 1600 Streambed Alteration Agreement from the CDFG prior to any construction activities that may result in any disturbance to stream corridors, including riparian vegetation. Specific mitigation measures shall be developed during consultation with the CDFG, but may include measures such as diverting stream flow around the construction site, using bridges instead of culverts, erosion control and bank stabilization measures, and restoring stream corridor habitat damaged from project construction.</p>	<p>Verify that a Section 1600 Streambed Alteration Agreement was obtained from the CDFG.</p>	<p>Verification: City of Pleasanton Community Development Department. Implementation: Project Sponsor; for potential pedestrian/bike bridge, City of Pleasanton.</p> <p>Endnotes #5 and #6 apply.</p>	<p>Prior to any construction activities that may result in any disturbance to stream corridors, including riparian vegetation.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p><i>BIO-6.2 Erect exclusion fencing around spearscale mitigation area.</i> Prior to construction along the banks of the Arroyo Mocho, the project developer shall ensure that construction crews erect an exclusion fence around the spearscale mitigation area on the north bank of the arroyo to reduce the potential of impacts to the species. The fence shall be orange plastic construction fencing, four feet in height, placed around the plant areas that are going to be protected during construction of the bridge.</p>	<p>Verify that exclusion fencing is erected around spearscale mitigation area; field inspections.</p>	<p>Verification: City of Pleasanton Engineering Division.</p> <p>Implementation: Project Sponsor; for potential pedestrian/bike bridge, City of Pleasanton.</p> <p>Endnotes #5 and #6 apply.</p> <p>Field inspections: City of Pleasanton Engineering Division.</p>	<p>Prior to construction along the banks of the Arroyo Mocho.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>
<p><i>BIO-6.3 Replace removed vegetation.</i> Prior to any construction in or adjacent to the Arroyo Mocho or its riparian vegetation, the project developer shall hire a qualified biologist to survey all of the existing vegetation within the Arroyo Mocho which may be impacted by construction. Vegetation within the Arroyo Mocho that is removed for the construction of the proposed bridge shall be replaced with similar vegetation at a 1:1 ratio once construction activities are complete. Planting shall be done under the supervision of a qualified botanist or biologist. This measure may be implemented through a Streambed Alteration Agreement or other regulatory mechanism to the satisfaction of the City and/or CDFG. The revegetation plan shall include the following:</p> <p style="padding-left: 40px;">a. The details and procedures required to prepare the restoration site for planting (i.e., grading, soil preparations, soil stocking, etc.).</p>	<p>Verify that removed vegetation is replaced at a 1:1 ratio and a revegetation plan by a qualified biologist is completed; field inspections.</p>	<p>Contracting of qualified biologist: Project Sponsor; for potential pedestrian/bike bridge, City of Pleasanton.</p> <p>Endnotes #5 and #6 apply.</p> <p>Review of qualifications of biologist: City of Pleasanton Engineering Division.</p> <p>Field inspections: City of Pleasanton</p>	<p>Prior to any construction in or adjacent to the Arroyo Mocho or its riparian vegetation.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<ul style="list-style-type: none"> b. The methods and procedures for the installation of the plant materials. c. Guidelines for the maintenance of the mitigation site during the establishment phase of the plantings. The maintenance program shall contain guidelines for the control of nonnative plant species and the replacement of plant species that have failed to recolonize. d. The revegetation plan shall provide for monitoring to evaluate the growth of the developing habitat and/or vegetation. Specific goals for the restored habitat shall be defined by quantitative and qualitative characteristics of similar habitats and plants (e.g., density, cover, species composition, structural development). e. Contingency plans and appropriate remedial measures shall also be outlined in the revegetation plan should the plantings fail to meet designated success criteria and planting goals. 		Engineering Division.		

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p><i>BIO-7.1 Provide compensation for impacts to jurisdictional waters.</i> If the Corps or SFRWQCB requires mitigation for impacts to waters of the U.S. or state associated with construction of the Stoneridge Drive bridge, then the Project Sponsor shall compensate for the loss of the affected area to ensure no net loss of habitat function and values occurs. Compensation shall be provided at a minimum of 1:1 ratio; however, the actual ratio shall be determined after consultation with the Corps, CDFG, and/or SFRWQCB during the permitting process.</p>	<p>Verify that the US Army Corps of Engineers (Corps), California Department of Fish and Game (CDFG), and/or San Francisco Regional Water Quality Control Board (SFRWQCB) are consulted and affected habitat is compensated at a ratio determined during the consultation; field inspections.</p>	<p>Verification: City of Pleasanton Engineering Division.</p> <p>Implementation: Project Sponsor; for potential pedestrian/bike bridge, City of Pleasanton.</p> <p>Endnotes #5 and #6 apply.</p> <p>Field inspections: City of Pleasanton Engineering Division.</p>	<p>Prior to construction activities.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>
<p><i>BIO-8.1 Minimize lighting spillover.</i> All outdoor lighting shall be equipped with devices that will direct lighting away from the Arroyo Mocho and outdoor lighting within 200 feet of the centerline of the arroyo shall be of the minimum wattage required for the particular use and shall be shielded and directed away from the corridor to the specific location intended for illumination (e.g., roads, walkways, or recreation fields) to prevent stray light spillover onto sensitive habitat.</p>	<p>Verify that all outdoor lighting is directed away from the Arroyo Mocho; field inspections.</p>	<p>Verification: City of Pleasanton Community Development Department.</p> <p>Implementation: Each Project Developer for its PUD site within 200 feet of Arroyo centerline; Project Sponsor for the bridge and all other construction activities to be constructed by it within 200 feet of the Arroyo centerline per the Stoneridge Drive Specific Plan</p>	<p>Verification: Prior to the issuance of a building permit.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
		<p>Amendment and the Development Agreement.</p> <p>Endnotes #5 and #6 apply.</p> <p>Field inspections: City of Pleasanton Engineering Division or the Building and Safety Division.</p>	<p>Field inspections: During construction.</p>	
<p><i>BIO-8.2 Incorporate wildlife habitat into landscaping plans for community and neighborhood park. Landscape plans for the community and neighborhood parks shall consider wildlife by providing cover, food, and water for wildlife where appropriate.</i></p>	<p>Verify inclusion of wildlife habitat features in landscape plans and specifications; field inspections.</p>	<p>Verification: City of Pleasanton Planning Division.</p> <p>Implementation: Project Developer for the Community and Neighborhood Parks.</p> <p>Endnote #6 applies.</p> <p>Field inspections: City of Pleasanton Engineering Division.</p>	<p>Verification: Prior to the issuance of a building permit.</p> <p>Field inspections: During construction.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p><i>BIO-9.1 Conduct tree appraisal.</i> Prior to Planned Unit Development approval, each project developer shall submit a tree report to the City, using a City-approved arborist. The tree report shall include an appraisal of the condition and replacement value of all trees affected by the development which are required to be removed as a result of the development, in accordance with the current edition of the “Guide for Plant Appraisal” under the auspices of the International Society of Arboriculture.</p>	<p>Verify that a tree report was conducted using a City-approved arborist.</p>	<p>Verification: City of Pleasanton Planning Division.</p> <p>Contracting of City-approved arborist: Project Developers.</p>	<p>Prior to Planned Unit Development approval.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>
<p><i>BIO-9.2 Provide tree replacement.</i> Prior to Planned Unit Development approval, each project developer shall submit to the City a proposed tree preservation plan, prepared in accordance with the City's Tree Preservation Ordinance, indicating how the loss of affected heritage trees will be mitigated. Mitigation measures may include providing additional trees on site, above and beyond what would normally be required by the City; paying the value of the trees proposed to be removed into the City's Urban Forestry Fund; or some combination of both.</p>	<p>Verify that tree preservation plan was prepared and appropriate mitigation is implemented; field inspections.</p>	<p>Verification of submittal: City of Pleasanton Planning.</p> <p>Implementation: Project Developers.</p> <p>Field inspections: City of Pleasanton Planning Division and Building and Safety Division.</p>	<p>Verification of submittal: Prior to Planned Unit Development approval.</p> <p>Implementation: Prior to occupancy.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
Hazards and Hazardous Materials				
<p><i>HZ-2.1 Prevent disruption of on-site utilities.</i> The project developer(s) shall implement the following measures:</p> <p>a. Prior to initiation of any on-site construction activities, the project developer shall contact the Underground Service Alert (USA) whose purpose is to receive planned excavation reports from public and private excavators and to transmit those planned excavation reports to all participating members of USA who may have underground facilities at the location of excavation. The USA will contact local utilities and inform them that construction is about to begin in their service area. This notice allows local utilities to mark the areas where their underground facilities are located near the construction site so that they may be avoided during project construction.</p> <p>b. Prior to construction activities within 50 feet of the PG&E gas line, the project contractor shall identify and demarcate the location of the natural gas pipeline using highly visible markers that will remain in place throughout project construction in the vicinity of the pipeline and ensure that all construction workers are aware of the location of the line.</p>	<p>Verify that the Underground Service Alert is contacted; PG&E gas lines are identified and demarcated; an emergency response plan for disturbance of underground utilities is prepared; field inspections.</p>	<p>Verification: City of Pleasanton Building and Safety Division.</p> <p>Implementation: Project Developers.</p> <p>Field inspections: City of Pleasanton Building and Safety Division.</p>	<p>Prior to construction activities.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p>The location of the pipeline shall be noted on the site and construction plans. Further, the project contractor shall take all appropriate measures necessary to ensure that the line is not disturbed.</p> <p>c. The project developers shall develop an emergency response plan prior to construction that will include response measures in the event that there is disturbance of any underground utilities. The plan will be subject to review and approval by the City.</p>				

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
Hydrology and Water Quality				
<p><i>HY-1.1 Implement Water Quality Management Plan with Targeted Pollutant Removal Rates.</i> In accordance with the Municipal NPDES Permit C.3. provisions, implementation of stormwater quality BMPs is required. However, to ensure that implemented BMPs are effective for reducing potential pollutant loads to a sufficient level of protection, each project developer shall prepare and implement a site-specific Water Quality Management Plan (WQMP) with BMPs targeted to reduce post-construction pollutants listed in Table 3.5-5.</p> <p>This WQMP shall identify specific stormwater BMPs for reducing potential pollutants in stormwater runoff. BMPs shall be selected to target pollutants listed in Table 3.5-5; selection criteria and documentation shall be incorporated into the WQMP. The WQMP must be approved by a qualified engineer of the City’s Engineering Division prior to the beginning of construction activities.</p> <p>The WQMP shall include the following BMPs along with selected BMPs to target pollutant removal:</p> <ul style="list-style-type: none"> • Waste and materials storage and management BMPs (design and construction of outdoor materials storage areas and trash and waste storage areas, if any, to reduce pollutant introduction). • Spill prevention and control BMPs. • Slope protection BMPs. • Water efficient irrigation practices. • Permanent erosion and sediment controls (e.g., hydroseeding, mulching, surface covers). <p>Project developers are encouraged to consider the following BMPs:</p> <ul style="list-style-type: none"> • Incorporation of rain gardens or cisterns to 	<p>Verify that a site-specific Water Quality Management Plan is prepared and implemented; field inspections.</p>	<p>Verification: City of Pleasanton Engineering Division.</p> <p>Implementation: Project Developers.</p> <p>Field inspections: Engineering Division.</p>	<p>Prior to construction activities.</p> <p>Monitoring: On-going.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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<p>reuse runoff for landscape irrigation.</p> <ul style="list-style-type: none"> • Site design and landscape planning. • Sand filters for parking lots and rooftop runoff. • Frequent street and parking lot sweeping. • Media filter devices for rooftop drain spouts (including proprietary devices). • Biofiltration devices (bioretention features, swales, filter strips, and others). • Proprietary control measures (if supporting documentation is provided). • Drain inlet filters. <p>Unless sufficient objective studies and review are available and supplied with the WQMP to correctly size devices and to document expected pollutant removal rates, the WQMP shall not include:</p> <ul style="list-style-type: none"> • Hydrodynamic separator type devices as a BMP for removing any pollutant except trash and gross particulates, and • Oil and grit separators. <p>The WQMP shall not include infiltration BMPs unless they comply with design guidelines and requirements specified in TC-1: Infiltration Basins in the CASQA Stormwater Quality BMPs Handbook for New Development and Significant Redevelopment (2003) or are specifically approved by the City Engineer and shall meet Municipal NPDES Permit minimum requirements including adequate maintenance and that the vertical distance from the base of any infiltration device to the seasonal high groundwater mark shall be at least 10 feet.</p> <p>Each individual developer shall be responsible for implementation and maintenance of BMPs. A BMP Monitoring and Maintenance Plan shall be incorporated as part of the WQMP and shall include, at a minimum, inspection and maintenance of all structural BMPs on the property, a report of non-structural BMP inspection and compliance, and reporting</p>				

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<p>requirements. The Monitoring and Maintenance Plan must be approved by the City of Pleasanton City Engineer prior to the beginning of occupancy. The Monitoring and Maintenance Plan can be administered through lease agreements assigning responsibility to the occupants, through the creation of a Community Services Authority (CSA) or by other means as approved by the City. If property titles are transferred, the new owner shall be responsible for their respective portion of the plan.</p>				
<p><i>HY-1.2 Implement an Integrated Pest Management Plan and Pesticide Management Program.</i> An Integrated Pest Management Plan shall be prepared by each project developer and for the City parks on the Staples Ranch site, and implemented to minimize the risk of pollutants associated with landscape establishment and maintenance practices in surface water runoff and infiltration to groundwater. All Integrated Pest Management Plan guidelines shall comply with California Department of Pesticide Regulation and Alameda County Agricultural Commissioner rules and regulations in regards to pesticide storage, use, transportation, reporting, and safety. The plan shall encourage minimization and efficiency of chemical and fertilizer use. Because the receiving water have been listed as impaired by diazinon, diazinon use shall also be severely limited or prohibited.</p> <p>Each property owner shall be responsible for implementation of the Integrated Pest Management Plan. The plan must be approved by the City Engineer prior to the beginning of occupancy.</p>	<p>Verify that an integrated Pest Management Plan is prepared and implemented; field inspections.</p>	<p>Verification: City of Pleasanton Engineering Division. Implementation: Project Developers and Property Owners.</p> <p>Field inspections: City of Pleasanton Engineering Division.</p>	<p>Verification: Prior to occupancy permit.</p> <p>Field inspections: On-going as required by Pest Management Plan.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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<p><i>HY-3.1 Maintain the detention basin.</i> The City shall be responsible for assuring the operation and maintenance of the on-site detention basin and performance goals. Performance goals will include regular system inspections, maintenance when necessary, technical training of staff, and funding mechanisms to support continued effective operation and maintenance of the detention basin.</p>	<p>Assure the operation and maintenance of the onsite detention basin and performance goals.</p>	<p>Monitoring: City of Pleasanton Engineering Division. Implementation: City of Pleasanton.</p>	<p>On-going.</p>	<p>_____ Signature _____ Title _____ Date</p>
<p><i>HY-4.1 Obtain FEMA flood hazard areas updates prior to construction.</i> Prior to beginning any construction activities, a Conditional Letter of Map Revision shall be obtained from FEMA for the Livermore Flood Protection Improvements. This letter would not revise an effective National Flood Insurance Program map; but it would indicate whether the project, if built as proposed, would or would not be removed from the Special Flood Hazard Area defined by FEMA if it is later submitted as a request for a Letter of Map Revision. Livermore Flood Protection Improvements shall incorporate FEMA recommended design changes issued with the Conditional Letter of Map Revision.</p>	<p>Verify that a Conditional Letter of Map Revision is obtained from FEMA.</p>	<p>Verification: City of Pleasanton Engineering Division. Implementation: Project Sponsor.</p>	<p>Prior to construction activities.</p>	<p>_____ Signature _____ Title _____ Date</p>

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<p><i>HY-4.2 Implement Livermore Flood Protection Improvements.</i> Prior to issuing the certificate(s) of occupancy, the Livermore Flood Protection Improvements shall be implemented as part of the El Charro Specific Plan. This program would include construction of regional stormwater detention/retention facilities east of El Charro Road as specified in the El Charro Specific Plan and construction of the north overbank channel to redirect spills from the Arroyo las Positas that spill over El Charro Road onto the northern portion of the Staples Ranch development site during a flood event. The Livermore Flood Protection Improvements shall be designed to protect the Staples Ranch site from the 100-year plus levee failure flood event from the Arroyo Mocho east of El Charro Road and the Arroyo las Positas. Facilities shall be designed in accordance with flow detention requirements outlined in the Conditional Letter of Map Revision.</p> <p>Once the Livermore Flood Protection Improvements are implemented, an application for a Letter of Map Revision to reflect both the new facility and improvements to the Arroyo Mocho shall be submitted to FEMA.</p>	<p>Verify that Livermore flood protection improvements are completed; an application for a Letter of Map Revision to reflect both the new facility and improvements to the Arroyo Mocho is submitted to FEMA.</p>	<p>Verification: City of Pleasanton Engineering Division.</p> <p>Implementation: City of Livermore or Project Sponsor.</p>	<p>Prior to issuing the certificate(s) of occupancy.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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Land Use and Agricultural Resources				
<p><i>LU-4.1 Provide additional amenities.</i> If a development project is deemed to be a commercial use and will exceed an FAR of 0.35, the project developer shall provide additional amenities, such as enhancements to a neighborhood or community park, or enhancement of trails in the Project Area. Proposed amenities shall be agreed upon by the City and the project developer prior to the Planned Unit Development approval of any commercial developments that would exceed 35 percent FAR.</p>	<p>Verify that agreed upon additional amenities are provided; field inspections.</p>	<p>Verification: City of Pleasanton Planning Division.</p> <p>Implementation: Project Developers.</p> <p>Field inspections: City of Pleasanton Building and Safety Division or Planning Division.</p>	<p>Verification: Prior to the Planned Unit Development approval of any commercial developments that would exceed 35 percent FAR.</p> <p>Field inspection: Prior to issuing the certificate(s) of occupancy.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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<p>LU-5.1 <i>Require senior continuing care community airport disclosures, deed riders, and noise complaint procedures.</i> The senior continuing care community will a) disclose to all potential residents the proximity of the Livermore Airport and the potential for noise and other nuisances from aircraft operations; b) establish procedures, including a phone number, so that the on-site manager for the senior continuing care community will be the initial contact to handle all airport noise complaints from residents; and c) agree to a deed rider on the conveyance to it of any property within the Staples Ranch site that provides:</p> <p>Grantee hereunder acknowledges and agrees that the subject property is located in the vicinity of an active and operating general aviation airport, outside the City of Livermore’s designated Airport Protection Area and 65 CNEL impact area. Grantee accepts possible and normal consequences including noise, light, and vibration arising out of the proper operation of aircraft for current and future operations consistent with the 1975 Livermore Airport Master Plan and Grantee hereby acknowledges and agrees that no claim of nuisance shall lie based on the foregoing. Grantee shall not be deprived of any right it might have against any individual or private operator for negligent or unlawful operation of aircraft. Grantee hereby covenants to include this same paragraph, in its entirety, in any subsequent deed by Grantee of all or any portion of the subject property. Grantee further covenants to include this same paragraph within any lease for all or any portion of the subject property.</p> <p>Property owners shall include deed riders/disclosures about the Livermore Municipal Airport consistent with Business and Professions Code Section 11010 and Civil Code Sections 1102.6, 1103.4, and 1353.</p>	<p>Verify that the senior continuing care community provides disclosures, and deed riders, and establishes airport noise complaint procedures.</p>	<p>Verification: City of Pleasanton Planning Division and City Attorney’s Office.</p> <p>Implementation: The operators of the senior continuing care community.</p>	<p>Prior to residents occupying units in the senior continuing care community.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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<p>LU-5.2 <i>Require a deed rider or avigation easement on other development projects.</i> All other property owners with development projects located on the Staples Ranch site will be required to either record the Deed Rider language in LU-5.1 or Livermore’s standard Avigation Easement, a copy of which is attached to the 2007 Cost-Sharing Agreement between Livermore, Pleasanton, and the Alameda County Surplus Property Authority.</p> <p>Property owners shall include deed riders/disclosures about the Livermore Municipal Airport consistent with Business and Professions Code Section 11010 and Civil Code Sections 1102.6, 1103.4, and 1353.</p>	<p>Verify that all property owners record language required in LU-5.1.</p>	<p>Verification: City of Pleasanton Planning and City Attorney’s Office.</p> <p>Implementation: Project Developers.</p>	<p>Prior to occupation of PUD site.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>
Noise				
<p>NO-1.1 <i>Provide exterior-to-interior noise reduction features for residential, retail, and commercial structures to meet City interior noise level standards.</i> Prior to the City’s issuing building permits, the senior continuing care community, auto mall, and commercial developers shall submit to the City noise analyses prepared by a qualified acoustical consultant that demonstrate that all structures will meet City interior noise level standards. Commercial and office uses will need to meet the City standard of 45 dBA peak hour Leq that would allow the conduct of normal business activities inside these facilities. All proposed structures where people will reside will need to be below the City’s interior noise level standard of 45 dBA Ldn. Noise reduction features may include, but are not limited to, building siting, upgraded insulation, sound-rated windows and doors, sound-rated exterior wall assemblies, and acoustical caulking. At the senior continuing care community if exterior-to-interior noise reduction features for a unit where people will sleep require inoperable or closed windows to meet the noise standard, an energy</p>	<p>Verify inclusion of exterior-to-interior noise reduction features to meet City standards in construction plans and specifications; field inspections.</p>	<p>Verification: City of Pleasanton Planning Division and Building and Safety Division.</p> <p>Implementation: Project Developers.</p> <p>Field inspections during construction: City of Pleasanton Building and Safety Division.</p>	<p>Prior to issuance of a Building Permit.</p> <p>Field inspections: Prior to occupancy.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p>efficient HVAC system meeting California Building Code requirements must be provided.</p>				
<p><i>NO-1.2 Provide exterior-to-interior noise reduction features to meet single-event noise level standards (L_{max}). Prior to the City's issuing building permits, the developer of the senior continuing care community shall submit to the City a noise analysis prepared by a qualified acoustical consultant that demonstrates that all structures where people will sleep and the health care facility can meet the City standard for single-event noise levels, i.e., the maximum sound levels (L_{max}) would be below 50 dBA in all rooms where people will sleep and 55 dBA in all other habitable rooms. Noise reduction features may include, but are not limited to, building siting, upgraded insulation, sound-rated windows and doors, sound-rated exterior wall assemblies, and acoustical caulking. If exterior-to-interior noise reduction features for a structure requires inoperable or closed windows to meet the noise standard, an energy efficient HVAC system meeting California Building Code requirements must be provided.</i></p>	<p>Verify inclusion of exterior-to-interior noise reduction features to meet single event noise level standards in construction plans and specifications; field inspections.</p>	<p>Verification: City of Pleasanton Planning Division and Building and Safety Division.</p> <p>Implementation: Project Developer for the senior continuing care community.</p> <p>Field inspections during construction: City of Pleasanton Building and Safety Division.</p>	<p>Verification: Prior to issuance of a Building Permit.</p> <p>Field inspections: Prior to occupancy.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>
<p><i>NO-1.3 Provide exterior noise reduction features by I-580 to meet the City's exterior noise level standards at the villas and outdoor recreation areas. Prior to approval of PUD plans, the developer of the senior continuing care community shall submit a noise analysis prepared by a qualified acoustical consultant to the City that demonstrates, to the extent feasible, that all proposed outdoor recreation areas will meet the City's standard of 60 Ldn. Noise reduction features may include "wrapping" the proposed soundwall by the western and eastern property lines, and an increase in the I-580 soundwall height to compensate for the decrease in berm height by the western boundary.</i></p>	<p>Verify inclusion of exterior noise reduction features by I-580 to meet City standard in construction plans and specifications; field inspections.</p>	<p>Verification: City of Pleasanton City Council.</p> <p>Implementation: Project Developer for the senior continuing care community.</p> <p>Field inspections during construction: City of Pleasanton Building and Safety Division.</p>	<p>Verification: Prior to Planned Unit Development approval.</p> <p>Field inspections: Prior to occupancy.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

**STONERIDGE DRIVE SPECIFIC PLAN/STAPLES RANCH PROJECT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p><i>NO-1.4 In the community park, limit areas within the 65 CNEL contour to open space and trails. The use of trails shall be limited within the 65 CNEL contour. To limit exposure to noise levels above 65 CNEL in the community park closest to El Charro Road, active park uses such as sports fields and play grounds shall be located outside the 65 CNEL contour. Trails shall be located outside the 65 CNEL contour, except when they connect to the regional trail, or to a proposed or anticipated sidewalk/trail on the adjacent retail center site.</i></p>	<p>Verify that areas within the 65 CNEL are limited to open space and trails; field inspection.</p>	<p>Verification: City of Pleasanton Planning Division.</p> <p>Implementation: City of Pleasanton.</p> <p>Field inspections: City of Pleasanton Engineering Division.</p>	<p>Prior to approval of construction plans for the Community Park.</p> <p>Field inspections: Prior to certification of completion.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>
<p><i>NO-1.5 Limit noise levels from auto mall car wash stations to 60 dBA at the senior continuing care community facility. At the auto mall, all car washes shall be located and designed such that noise from the car washes, including the vacuuming areas, shall not exceed 60 dBA at any habitable structure. The project developer shall submit a noise study to the Community Development Director verifying that the carwashes adhere to this requirement, prior to the issuance of a building permit.</i></p>	<p>Verify that noise levels from auto mall car wash station do not exceed 60 dBA at the senior continuing care community facility; field inspections.</p>	<p>Verification: City of Pleasanton Planning Division.</p> <p>Implementation: Project Developer for the auto mall.</p> <p>Field inspections during construction: City of Pleasanton Building and Safety Division.</p>	<p>Prior to issuance of a Building Permit.</p> <p>Field inspections: Prior to occupancy.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>
<p><i>NO-2.1 Reduce potential pile driving vibration effects on nearby structures below the structural damage threshold. To mitigate potential pile-driving vibration impacts, a site-specific engineering assessment shall be completed under the supervision of a qualified vibration consultant to assure that there would be no potential for structural damage to nearby existing buildings, based on a vibration damage threshold for a peak particle velocity (PPV) of 0.20 inches per second. This plan shall be submitted for review and approval by the City Engineer prior to final</i></p>	<p>Verify that a site-specific engineering assessment is completed and reviewed by the City Engineer; pile driving is supervised by a qualified vibration consultant; field inspections.</p>	<p>Verification: City of Pleasanton Engineering Division.</p> <p>Implementation: Project Sponsor; for potential pedestrian/bike bridge, City of Pleasanton.</p>	<p>Prior to pile driving activities.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p>approval of the bridge plans to ensure that maximum feasible vibration reduction is achieved. These reduction measures could include pile driving techniques that have a lower potential for vibration impacts such as vibratory pile driving, pre-drilled pile holes, etc. as recommended by the consultant. The effectiveness of the vibration control measures shall be verified by vibration monitoring measurements during bridge pile-driving activities.</p>		<p>Endnote #5 applies.</p> <p>Field inspections during construction: City of Pleasanton Building and Safety Division.</p>	<p>Field inspections: Prior to occupancy.</p>	
<p><i>NO-2.2 Provide early notices.</i> Prior to final approval of the Stoneridge Drive bridge plans, a list of measures to respond to and track complaints pertaining to bridge construction vibration shall be submitted to the City for review and approval. These measures shall include but not limited to:</p> <ul style="list-style-type: none"> • A procedure for notifying the City of Pleasanton; • A plan for posting signs on-site pertaining to permitted construction days and hours, and complaint procedures, and who to notify in the event of a problem; • A listing of telephone numbers (during regular construction hours and off-hours); • The designation of an on-site construction complaint manager for the bridge project; • Notification of neighbors within 300 feet of the bridge project construction area at least 30 days in advance of any pile-driving activities about the estimated duration of the activity; and a preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation and practices (including construction hours, neighborhood notification, and posted signs, etc.) are completed. 	<p>Verify that early notice procedures are conducted.</p>	<p>Verification: City of Pleasanton Engineering Division.</p> <p>Implementation: Project Sponsor; for potential pedestrian/bike bridge, City of Pleasanton.</p> <p>Endnote #5 applies.</p>	<p>Prior to final approval of the Stoneridge Drive bridge plans.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

**STONERIDGE DRIVE SPECIFIC PLAN/STAPLES RANCH PROJECT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p><i>NO-3.1 Require project developers to implement construction best management practices to reduce construction noise, including:</i></p> <ul style="list-style-type: none"> a. Locate stationary construction equipment as far from adjacent occupied buildings as possible. b. Select routes for movement of construction-related vehicles and equipment so that noise-sensitive areas, including residences, and outdoor recreation areas, are avoided as much as possible. Include these routes in materials submitted to the City of Pleasanton for approval prior to the issuance of building permits. c. All site improvements and construction activities shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. In addition, no construction shall be allowed on State and federal holidays. If complaints are received regarding the Saturday construction hours, the Community Development Director may modify or revoke the Saturday construction hours. The Community Development Director may allow earlier “start-times” for specific construction activities (e.g., concrete-foundation/floor pouring), if it can be demonstrated to the satisfaction of the Community Development Director that the construction and construction traffic noise will not affect nearby residents. 	<p>Verify that construction best management practices to reduce construction noise are implemented; field inspections.</p>	<p>Verification: City of Pleasanton Building and Safety Division and Engineering Division.</p> <p>Implementation: Project Developers.</p> <p>Field inspections: City of Pleasanton Building and Safety Division and Engineering Division.</p>	<p>On-going during construction.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p>d. All construction equipment must meet DMV noise standards and shall be equipped with muffling devices.</p> <p>e. Designate a noise disturbance coordinator who will be responsible for responding to complaints about noise during construction. The telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site and shall be provided to the City of Pleasanton. Copies of the construction schedule shall also be posted at nearby noise-sensitive areas.</p>				
<p><i>NO-4.1 Provide noise attenuating pavement to new portions of Stoneridge Drive.</i> The project sponsor shall be required to provide noise attenuation on the new portions of Stoneridge Drive. Noise attenuation shall be achieved with the implementation of open grade asphalt, which provides approximately a 2 to 3 dBA decrease in traffic noise level, in order to reduce the project’s contribution to traffic noise in this area and to comply with the City’s 60 dBA CNEL noise standard for residential land uses.</p>	<p>Verify that noise attenuating pavement is used for the new portions of Stonebridge Drive; field inspections.</p>	<p>Verification: City of Pleasanton Engineering Division.</p> <p>Implementation: Project Sponsor.</p> <p>Endnote #5 applies.</p> <p>Field inspections: City of Pleasanton Engineering Division.</p>	<p>During construction of Stoneridge Drive.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility^{i,ii,iii,iv}	Timing	Date Completed/ Signature
Population and Housing				
<i>PH-1.1 Deleted per FEIR. The Development Agreement for the Project will establish the phasing requirements for the senior continuing care community.</i>				
Transportation				
<p><i>TR-1.1 Improve Hopyard Road at I-580 Eastbound off-ramp (#9).</i> To reduce project-related PM impacts to this intersection re-stripe one eastbound left-turn lane to become a shared left-right turn lane (there are no through movements allowed at this off-ramp). This mitigation measure would improve the PM operations from LOS E to LOS C.</p> <p>This mitigation would be covered by the City’s Traffic Development Fee. The project developers shall pay City traffic fees to address this mitigation.</p>	Verification of fee payment.	Payment of fee: Project Developers. Collection: City of Pleasanton Building and Safety Division or Engineering Division.	Prior to issuance of building permits.	_____ Signature _____ Title _____ Date
<p><i>TR-1.2 Improve Hopyard Road at Owens Drive (#10).</i> To reduce project-related PM impacts to this intersection, the following lane configurations and modifications are recommended:</p> <ul style="list-style-type: none"> • Northbound leg – 2 left-turn lanes, 3 through-lanes, and 1 right-turn lane • Southbound leg – 3 left-turn lanes, 3 through-lanes, and 1 free right-turn lane • Eastbound leg – 2 left-turn lanes, 2 through-lanes, 1 right-turn lane • Westbound leg – 2 left-turn lanes, 2 through-lanes, 1 free right-turn lane • Remove eastbound and westbound signalized splits • Narrow lanes to reduce the total distance pedestrians are required to cross to 80 feet 	Verification of fee payment.	Payment of fee: Project Developers. Collection: City of Pleasanton Building and Safety or Engineering Division.	Prior to issuance of building permits.	_____ Signature _____ Title _____ Date

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p>This mitigation would improve the PM operations from LOS F to LOS D.</p> <p>These improvements are included as projects in the City’s Traffic Development Fee. The project developers shall pay the traffic fees to address this mitigation.</p>				
<p><i>TR-1.3 Improve Hopyard Road at Stoneridge Drive (#11).</i> To reduce project-related PM impacts to this intersection, the proposed mitigation is signal retiming. Implementing this mitigation would improve PM operations from LOS F to LOS D.</p> <p>The City of Pleasanton shall be responsible for this mitigation.</p>	<p>Verify intersection improvements have been implemented.</p>	<p>Implementation and verification: City of Pleasanton Engineering Division.</p>	<p>Prior to occupancy of any building on the project site.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>
<p><i>TR-1.4 Improve Santa Rita Road at Valley Avenue (#34).</i> To reduce project-related PM impacts to this intersection, widen the northbound approach to provide a separate right-turn lane. Implementing this mitigation would improve PM operations from LOS E to LOS D.</p> <p>These improvements are included as projects in the City’s Traffic Development Fee. The project developers shall pay the traffic fees to address this mitigation.</p>	<p>Verification of fee payment.</p>	<p>Payment of fee: Project Developers.</p> <p>Collection: City of Pleasanton Engineering Division.</p>	<p>Prior to issuance of building permits.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>
<p><i>TR-1.5 Improve El Charro / I-580 EB Off (#51).</i> To reduce project-related AM impacts to this intersection, restripe one Eastbound Left turn lane to a shared Eastbound left/right lane. Implementing this mitigation would improve PM operations from LOS F to LOS C.</p> <p>As stipulated in the 2007 Cost-Sharing Agreement, the City of Livermore is obligated to widen this intersection to accommodate two left and two right turn lanes prior to the occupancy of any portion of the El Charro Specific Plan. The Agreement also provides that if this intersection is not improved by Livermore then the City of Pleasanton will make the improvements prior to occupancy of any development on Staples Ranch.</p>	<p>Verify intersection improvements have been implemented.</p>	<p>Implementation: City of Livermore or the City of Pleasanton as stipulated in the 2007 Cost-Sharing Agreement. Verification: City of Pleasanton Engineering Division.</p>	<p>Prior to occupancy.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p><i>TR-2.1 Improve Fallon Road at Dublin Boulevard (#56).</i> To reduce project-related PM impacts to this intersection, the following lane configurations and modifications are recommended.</p> <ul style="list-style-type: none"> Widen the northbound approach to provide a third left-turn lane and a second through lane. Widen the eastbound approach to provide a second right-turn lane. <p>This mitigation would improve the PM operations from LOS F to LOS D.</p> <p>If the City of Dublin chooses not to implement this improvement, the impact would be significant and unavoidable.</p> <p>This intersection is located in City of Dublin. See Mitigation Measure TR-2.3 below concerning an interagency cooperative agreement that could provide a mechanism for cost sharing among multiple jurisdictions to address a project’s impact in a neighboring community.</p>	<p>Verify that Pleasanton has conferred with the City of Dublin, the City of Livermore, and Alameda County on a strategy to fund and complete mitigation measures within each other’s jurisdictions with the goal to ensure contribution of fair-share mitigation costs if other jurisdictions are also willing to reciprocate.</p>	<p>Confer with local agencies concerning fair-share mitigation costs: City of Pleasanton Engineering Division.</p> <p>Intersection improvements: City of Dublin.</p>	<p>Confer with local agencies concerning fair share mitigation costs: Prior to recordation of a final map.</p> <p>Intersection improvements: As determined by the City of Dublin.</p>	<p>_____</p> <p>Signature</p> <p>_____</p> <p>Title</p> <p>_____</p> <p>Date</p>
<p><i>TR-2.2 Improve Murrieta / East Jack London (#EC 13).</i> To reduce project-related AM and PM impacts to this intersection, the following lane configurations and modifications are recommended.</p> <ul style="list-style-type: none"> Adding a second eastbound right-turn lane to provide dual right-turn lanes. Restriping bike lanes and removing the existing median and improving the signal operations. <p>This mitigation would improve the AM operations from LOS E to LOS D. PM operations would remain at LOS D, but with a smaller delay (from 48 to 42).</p>	<p>Verify that Pleasanton has conferred with the City of Dublin, the City of Livermore, and Alameda County on a strategy to fund and complete mitigation measures within each other’s jurisdictions; ensure contribution of fair-share mitigation costs if other</p>	<p>Confer with local agencies concerning fair-share mitigation costs: City of Pleasanton Engineering Division.</p> <p>Intersection improvements: City of Livermore.</p>	<p>Confer with local agencies concerning fair-share mitigation costs: Prior to recordation of a final map.</p> <p>Intersection improvements: As determined by the City of Livermore.</p>	<p>_____</p> <p>Signature</p> <p>_____</p> <p>Title</p> <p>_____</p> <p>Date</p>

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p>If the City of Livermore chooses not to implement this improvement, the impact would be significant and unavoidable.</p> <p>This intersection is located in City of Livermore. See Mitigation Measure TR-2.3 below concerning an interagency cooperative agreement that could provide a mechanism for cost sharing among multiple jurisdictions to address a project’s impact in a neighboring community.</p>	<p>jurisdictions are also willing reciprocate, as stipulated per the mitigation measure.</p>			
<p><i>TR-2.3 Seek an Interagency Cooperative Agreement.</i> The City of Pleasanton will confer with the City of Livermore, the City of Dublin and Alameda County on a strategy to fund and complete mitigation measures within each other’s jurisdictions. More specifically, the City of Pleasanton will seek to enter into one or more binding agreements with each of these other local agencies in order to facilitate a fair and equitable sub-regional approach to traffic mitigation, to the mutual benefit of all of the affected jurisdictions. Depending on the willingness of these other local agencies to enter into such agreements, the ultimate result may be a single multijurisdictional agreement or one or more agreements between Pleasanton and one or more of the other agencies. The strategy will address fair-share mitigation for projects approved by one jurisdiction that contribute cumulatively considerable traffic to intersections and roadway segments in neighboring jurisdiction(s) with cumulatively substandard LOS.</p> <p>The applicable standard for LOS will be that established by each local agency for its current jurisdictional area and its sphere of influence. If spheres of influence overlap or jurisdiction over an intersection is split between two local agencies, the standard to be achieved by mitigation, where feasible, will be determined by mutual agreement of the</p>	<p>Verify that Pleasanton has conferred with the City of Dublin, the City of Livermore, and Alameda County on a strategy to fund and complete mitigation measures within each other’s jurisdictions; ensure contribution of fair-share mitigation costs if other jurisdictions are also willing reciprocate.</p>	<p>Confer with local agencies concerning fair-share mitigation costs: City of Pleasanton Engineering Division.</p>	<p>Confer with local agencies concerning fair-share mitigation costs: Prior to recordation of a final map.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p>jurisdictions involved.</p> <p>The City of Pleasanton is willing to ensure that projects it approves contribute fair share mitigation cost for improvements in other jurisdictions but only if the other jurisdictions are also willing to reciprocate for projects within their jurisdictions that contribute considerably to traffic occurring within the City of Pleasanton. The strategy also may allocate mitigation responsibility to each jurisdiction for improvements within its jurisdiction on the understanding that each jurisdiction will be addressing the cumulative contributions from projects in neighboring jurisdictions.</p> <p>If a mutually agreeable strategy cannot be reached with the City of Livermore, City of Dublin and Alameda County, or any one of them, then the City of Pleasanton will not require the contribution of mitigations for contributions to impacts in any other jurisdiction unwilling to agree to reciprocity within the City of Pleasanton. This is because, under such circumstances, the City could not be assured that projects it approves are being assessed for mitigation only in proportion to their impact and because the City may need to require reallocation of the mitigation contribution to intersections and roadway segments within Pleasanton itself, lacking assurance of mitigation funding from projects that may be approved by other jurisdictions. In the event that a mutually agreed upon strategy is not reached, then mitigation of the project’s contribution to the impacted intersection or roadway segment would be infeasible, and the impact would be considered significant and unavoidable.</p> <p>Assuming a cooperative agreement, the Staples Ranch owners/developers will pay their share of costs of improvements in question in proportion to the benefits received. The fair-share costs will be contributed to the local</p>				

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<p>agency that has entered into an agreement with the City of Pleasanton when the local agency is ready to implement the improvements at issue, provided the aforementioned strategy has been mutually agreed upon by the City of Pleasanton and such other local agency prior to final approval of Staples Ranch development.</p>				
<p><i>TR-5.1 Maintain adequate I-580 frontage setbacks.</i> As part of the Planned Unit Development (PUD) review and approval process, the City of Pleasanton shall ensure that development plans for the proposed senior continuing care community and auto mall do not conflict with potential future I-580 corridor acquisition and improvements by requiring that all buildings be located outside the anticipated Caltrans widening area. If Caltrans' widening plans have not been adopted by the time of PUD approval, the City will assume that the closest travel lane (including the off ramp) by CLC and Hendrick Automotive Group will shift south 32 feet.</p>	<p>Verify the inclusion of adequate I-580 frontage setbacks in development plans for the senior continuing care community and auto mall; field inspections.</p>	<p>Verification: City of Pleasanton Planning Division.</p> <p>Implementation: Project Developers for the auto mall and senior continuing care community.</p> <p>Field inspections: City of Pleasanton Building and Safety Division.</p>	<p>Verification: Prior to Planned Unit Development approval.</p> <p>Implementation: During construction.</p> <p>Field inspections: During construction.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p><i>TR-7.1 Provide adequate Emergency Vehicle Access.</i> Each development shall include a minimum of two points of emergency vehicle access consistent with the City of Pleasanton’s Circulation Element (Policy 5, Program 5.2). The location and the design of the emergency vehicle access shall be subject to the review and approval of the City of Pleasanton.</p>	<p>Verify inclusion of a minimum of two points of emergency access for each development in development plan; field inspections.</p>	<p>Verification: City of Pleasanton Planning Division.</p> <p>Implementation: Project Developers.</p> <p>Field inspections: City of Pleasanton Building and Safety Division.</p>	<p>Verification: Prior to Planned Unit Development approval.</p> <p>Implementation: During construction.</p> <p>Field inspections: During construction.</p>	<p>_____</p> <p>Signature</p> <p>_____</p> <p>Title</p> <p>_____</p> <p>Date</p>
<p><i>TR-9.1 Provide acceptable bicycle and pedestrian access.</i> As part of the PUD process, each individual project developer shall work with the City to develop acceptable on-site pedestrian and bicycle facilities, including access to planned sidewalks and bike lanes on Stoneridge Drive and Auto Mall Place. The Project Sponsor shall work with the City to develop appropriate pedestrian and bicycle access to the future regional trail along the Arroyo Mocho as well as bicycle access on Stoneridge Drive and Auto Mall Place.</p>	<p>Verify inclusion of acceptable bicycle and pedestrian access in development plan; field inspections.</p>	<p>Verification: City of Pleasanton Community Development Department.</p> <p>Implementation: Each Project Developer for its PUD site and related construction activities to be constructed by it per PUD conditions of approval, the Stoneridge Drive Specific Plan Amendment, and/or</p>	<p>Verification: Prior to Planned Unit Development approval for each PUD development; prior to tentative map approval for Project Sponsor’s areas of responsibility.</p> <p>Implementation: During construction.</p>	<p>_____</p> <p>Signature</p> <p>_____</p> <p>Title</p> <p>_____</p> <p>Date</p>

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
		<p>the Development Agreement; Project Sponsor for the bridge and all construction activities to be constructed by it per the Stoneridge Drive Specific Plan Amendment and the Development Agreement.</p> <p>Endnote #6 applies.</p> <p>Field inspections: City of Pleasanton Building and Safety Division and Engineering Division.</p>	<p>Field inspections: During construction.</p>	
<p><i>TR-9.2 Provide adequate bus and paratransit access.</i> The following measures shall be provided:</p> <ul style="list-style-type: none"> a. The City shall encourage LAVTA to provide regular bus service to the Project Area as soon as possible. b. The Project Sponsor shall design and construct the vehicular barriers on the EVA between Stoneridge Drive and Auto Mall Place for emergency vehicles and to allow (if the City so approves) convenient and rapid entry and exit by public transit buses, as well as emergency vehicles. c. The Project Sponsor shall provide bus 	<p>Verify inclusion of adequate bus and paratransit access in development plan; field inspections.</p>	<p>Verification: a. - c., City of Pleasanton Engineering Division.</p> <p>d. City of Pleasanton Engineering Division, Parks and Community Services Department, and Planning Division.</p> <p>Implementation: Each Project Developer for its PUD site and related construction activities to be</p>	<p>a. - c.: Prior to occupancy.</p> <p>d. Prior to Planned Unit Development approval.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p> <p>_____</p>

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<p>turnouts on Stoneridge Drive near the access road to the senior continuing care community and the neighborhood park, and, on Auto Mall Place near the auto mall/retail intersection, if required by the City prior to the first occupancy of any of the uses.</p> <p>d. The senior continuing care community developer shall work with the City of Pleasanton to develop a shuttle system for the residents that will minimize any potential impacts on existing paratransit services.</p>		<p>constructed by it per PUD conditions of approval, the Stoneridge Drive Specific Plan Amendment, and/or the Development Agreement; Project Sponsor for the bridge and all construction activities to be constructed by it per the Stoneridge Drive Specific Plan Amendment and the Development Agreement.</p> <p>Endnote #6 applies.</p> <p>Field inspections: City of Pleasanton Engineering Division.</p>	<p>Field inspections: During construction.</p>	

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MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p><i>TR-12.1 Develop Construction Access Plan.</i> Prior to the issuance of final improvement plans or grading permits, each developer within the project and the Project Sponsor shall develop and provide a construction access plan to be reviewed and approved by the City’s Engineering Department. This plan will include, at a minimum, the following construction traffic management strategies for each phase of development:</p> <ul style="list-style-type: none"> • Using El Charro Road for construction-related access for all phases of development, to the maximum extent feasible, rather than Stoneridge Drive. • A set of comprehensive traffic control measures, including the scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs and flag persons if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. In addition, the information will include a construction staging plan for any public right-of-way used of each phase of the proposed project. • Provisions of parking management and spaces for all construction workers for each phase of construction. • Notification procedures for adjacent property owners regarding when major deliveries, detours, and lane closures will occur. • The location of construction staging areas for materials, equipment and vehicles. 	<p>Verify that each developer submitted a construction access plan; field inspection.</p>	<p>Verification: City of Pleasanton Engineering Division.</p> <p>Implementation: Each Project Developer for its PUD site and related construction activities to be constructed by it per PUD conditions of approval, the Stoneridge Drive Specific Plan Amendment, and/or the Development Agreement; Project Sponsor for the bridge and all construction activities to be constructed by it per the Stoneridge Drive Specific Plan Amendment and the Development Agreement.</p> <p>Endnote #6 applies.</p> <p>Field inspections: City of Pleasanton Engineering Division.</p>	<p>Prior to issuance of final improvement plans or grading permit.</p> <p>Implementation: During construction.</p> <p>Field inspections: During construction.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

**STONERIDGE DRIVE SPECIFIC PLAN/STAPLES RANCH PROJECT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<ul style="list-style-type: none"> • The identification of haul routes for the movement of construction vehicles that would minimize impacts on vehicular traffic, circulation, and safety; and a provision for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul tracks can be identified and corrected by the project developers. • A process for responding to, and tracking complaints pertaining to construction activity, including identification of an on-site complaint manager. 				

**STONERIDGE DRIVE SPECIFIC PLAN/STAPLES RANCH PROJECT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
Water Supply				
<p><i>WS-1.1 Verify water supply prior to tentative map approval.</i> The conditions of approval for any tentative subdivision map shall include a condition requiring that sufficient water supply shall be available for the project. The water supply verification must include documentation of historical water deliveries for the previous 20 years, as well as a description of reasonably foreseeable impacts of the proposed subdivision on the availability of water resources of the region.</p>	<p>Verify water supply verification is completed.</p>	<p>Verification: City of Pleasanton Planning Division.</p> <p>Implementation: Project Sponsor and Project Developers.</p>	<p>Prior to a tentative map approval.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>
4.0 Other CEQA Considerations Cumulative Impacts				
<p><i>TR-1C Improve Hopyard Road at Owens Drive (#10).</i> To reduce the project’s contribution to cumulative PM impacts to this intersection, the following lane configurations and modifications are recommended:</p> <ul style="list-style-type: none"> • Northbound leg – 2 left-turn lanes, 3 through lanes, and 1 right-turn lane • Southbound leg – 3 left-turn lanes, 3 through lanes, and 1 free right-turn lane • Eastbound leg – 2 left-turn lanes, 2 through lanes, 1 right-turn lane • Westbound leg – 2 left-turn lanes, 2 through lanes, 1 free right-turn lane • Un-split eastbound/westbound • Narrow lanes to reduce pedestrian clearance to 20 seconds • Change cycle length to 130 seconds <p>This mitigation would improve the cumulative PM operations from LOS F to LOS D.</p> <p>This project is included in the City of Pleasanton Traffic Development Fee and payment of fees by project developers would mitigate the impact.</p>	<p>Verify payment of traffic fees.</p>	<p>Payment of fee: Project Developers.</p> <p>Collection: City of Pleasanton Building and Safety Division or Engineering Division.</p>	<p>Prior to issuance of building permits.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

**STONERIDGE DRIVE SPECIFIC PLAN/STAPLES RANCH PROJECT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p><i>TR-2C Improve Hopyard Road at Stoneridge Drive (#11).</i> To reduce the project’s contribution to cumulative PM impacts to this intersection, the following lane configurations and modifications are recommended:</p> <ul style="list-style-type: none"> • Eastbound leg – Provide free right turn lane • Change cycle length to 120 seconds <p>This mitigation would improve the cumulative PM operations from LOS F to LOS D.</p> <p>This project is included in the City of Pleasanton Traffic Development Fee and payment of fees by project developers would mitigate their impact.</p>	<p>Verification of fee payment.</p>	<p>Payment of fee: Project Developers.</p> <p>Collection: City of Pleasanton Building and Safety Division or Engineering Division.</p>	<p>Prior to issuance of building permits.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>
<p><i>TR-3C Improve Santa Rita Road at I-580 Eastbound off-ramp/Pimlico Road (#26).</i> To reduce the project’s contribution to cumulative PM impacts to this intersection, widen the southbound leg to provide a second left-turn lane and change the cycle length.</p> <p>This mitigation would improve the cumulative PM operations from LOS E to LOS D.</p> <p>This project is not currently included in the City of Pleasanton Development Fee. The City of Pleasanton Traffic Fee is currently being updated and this project will be included in the new traffic fee. It is anticipated that the fee update will be completed prior to the payment of fees by the Project Developers; the payment of the revised traffic fee will mitigate this impact. If the fee update is not so completed, the City will undertake these improvements.</p>	<p>Verification of fee payment.</p>	<p>Payment of fee: Project Developers.</p> <p>Collection: City of Pleasanton Building and Safety Division or Engineering Division.</p>	<p>Prior to issuance of building permits.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

**STONERIDGE DRIVE SPECIFIC PLAN/STAPLES RANCH PROJECT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p><i>TR-4C Improve West Las Positas at Stoneridge Drive (#30).</i> To reduce the project’s contribution to cumulative PM impacts to this intersection, the following lane configurations and modifications are recommended:</p> <ul style="list-style-type: none"> • Widen the southbound approach to provide a second left-turn lane • Restripe the eastbound approach to provide an exclusive right-turn lane; and removing one left-turn lane • Change the cycle length to 120 seconds in the PM <p>This mitigation would improve the cumulative PM operations from LOS E to LOS D.</p> <p>This project is not currently included in the City of Pleasanton Development Fee. The City of Pleasanton Traffic Development Fee is currently being updated and this project will be included in the new traffic fee. It is anticipated that the fee update will be completed prior to the payment of fees by the Project Developers; the payment of the revised traffic fee will mitigate this impact. If the fee update is not so completed, the City will undertake these improvements.</p>	<p>Verification of fee payment.</p>	<p>Payment of fee: Project Developers.</p> <p>Collection: Building and Safety Division or Engineering Division.</p>	<p>Prior to issuance of building permits.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>
<p><i>TR-5C Improve Santa Rita Road at Valley Avenue (#34).</i> To reduce the project’s contribution to cumulative PM impacts to this intersection, the following lane configurations and modifications are recommended:</p> <ul style="list-style-type: none"> • Widen the westbound approach to provide a second left-turn lane • Change the cycle length to 120 seconds in the PM <p>This mitigation would improve the cumulative PM operations from LOS E to LOS D.</p> <p>This project is included in the City of Pleasanton Traffic Development Fee and payment of fees by project developers would mitigate the impact.</p>	<p>Verification of fee payment</p>	<p>Payment of fee: Project Developers.</p> <p>Collection: City of Pleasanton Building and Safety Division or Engineering Division.</p>	<p>Prior to issuance of building permits.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

**STONERIDGE DRIVE SPECIFIC PLAN/STAPLES RANCH PROJECT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p><i>TR-6C Improve El Charro at I-580 EB Off (#51).</i> To reduce cumulative contribution to AM impacts to this intersection, the following lane configurations and modifications are recommended:</p> <ul style="list-style-type: none"> • Restripe one Eastbound Left Turn Lane to shared Eastbound Left/Right Turn Lane <p>This mitigation would improve the cumulative AM operations from LOS E to LOS C.</p> <p>This project is not included in the Phase 1 Interchange Improvement to be constructed by the City of Dublin. This improvement has been identified in the City of Livermore’s El Charro Specific Plan EIR. As provided in the Cost Sharing Agreement dated September 4, 2007 between the Cities of Pleasanton and Livermore and the Surplus Property Authority of Alameda County, if the City of Livermore has not constructed the modification to the Caltrans I-580/Fallon Road Interchange Modification (Project #04-257604) that is identified in this EIR, the City of Pleasanton will be responsible to construct the modification.</p>	<p>Verify intersection improvements are implemented.</p>	<p>City of Livermore or City of Pleasanton, per the 2007 Cost-Sharing agreement.</p> <p>Verification: City of Pleasanton Engineering Division.</p>	<p>Prior to issuing the certificate(s) of occupancy.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>
<p><i>TR-7C-Deleted per FEIR. Intersection improvements will be constructed as part of the Project.</i></p>				

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p><i>TR-8C Improve Fallon Road at Dublin Boulevard (#56).</i> To reduce the project’s contribution to cumulative PM impacts to this intersection, provide a free single eastbound right-turn lane. This mitigation would improve the cumulative PM operations from LOS E to LOS D.</p> <p>If the City of Dublin chooses not to implement this improvement, the impact would be significant and unavoidable.</p> <p>This intersection is located in the City of Dublin. See Mitigation Measure TR-11C about an interagency cooperative agreement that could provide a mechanism for cost sharing among multiple jurisdictions to address a project’s impact in a neighboring community.</p>	<p>Verify that Pleasanton has conferred with the City of Dublin, the City of Livermore, and Alameda County on a strategy to fund and complete mitigation measures within each other’s jurisdictions with the goal to ensure contribution of fair-share mitigation costs if other jurisdictions are also willing reciprocate.</p>	<p>Confer with local agencies concerning fair-share mitigation costs as provided in the mitigation measure: City of Pleasanton Engineering Division.</p> <p>Intersection improvements: City of Dublin.</p>	<p>Confer with local agencies concerning fair-share mitigation costs as stipulated per the mitigation measure: Prior to recordation of a final map.</p> <p>Intersection improvements: As determined by the City of Dublin.</p>	<p>_____</p> <p>Signature</p> <p>_____</p> <p>Title</p> <p>_____</p> <p>Date</p>
<p><i>TR-9C Improve Tassajara Road at Central Parkway (#60).</i> To reduce the project’s contribution to cumulative PM impacts to this intersection, widen the eastbound lane to provide a separate right-turn lane. This mitigation would improve the cumulative PM operations from LOS E to LOS D.</p> <p>If the City of Dublin chooses not to implement this improvement, the impact would be significant and unavoidable.</p> <p>This intersection is located in the City of Dublin. See Mitigation Measure TR-11C about an interagency cooperative agreement that could provide a mechanism for cost sharing among multiple jurisdictions to address a project’s impact in a neighboring community.</p>	<p>Verify that Pleasanton has conferred with the City of Dublin, the City of Livermore, and Alameda County on a strategy to fund and complete mitigation measures within each other’s jurisdictions with a goal to ensure contribution of fair-share mitigation costs if other jurisdictions are also willing reciprocate.</p>	<p>Confer with local agencies concerning fair-share mitigation costs as stipulated per the mitigation measure: City of Pleasanton Engineering Division.</p> <p>Intersection improvements: City of Dublin.</p>	<p>Confer with local agencies concerning fair-share mitigation costs as stipulated per the mitigation measure: Prior to recordation of a final map.</p> <p>Intersection improvements: As determined by the City of Dublin.</p>	<p>_____</p> <p>Signature</p> <p>_____</p> <p>Title</p> <p>_____</p> <p>Date</p>
<p><i>TR-10C Deleted—Per FEIR. Impact is significant and unavoidable.</i></p>				

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p><i>TR-11C Seek an Interagency Cooperative Agreement.</i> The City of Pleasanton will confer with the City of Livermore, the City of Dublin and Alameda County on a strategy to fund and complete mitigation measures within each other’s jurisdictions. More specifically, the City of Pleasanton shall seek to enter into one or more binding agreements with each of these other local agencies in order to facilitate a fair and equitable sub-regional approach to traffic mitigation, to the mutual benefit of all of the affected jurisdictions. Depending on the willingness of these other local agencies to enter into such agreements, the ultimate result may be a single multijurisdictional agreement or one or more agreements between Pleasanton and one or more of the other agencies. The strategy will address fair-share mitigation for projects approved by one jurisdiction that contribute cumulatively considerable traffic to intersections and roadway segments in neighboring jurisdiction(s) with cumulatively substandard LOS.</p> <p>The applicable standard for LOS will be that established by each local agency for its current jurisdictional area and its sphere of influence. If spheres of influence overlap or jurisdiction over an intersection is split between two local agencies, the standard to be achieved by mitigation, where feasible, will be determined by mutual agreement of the jurisdictions involved.</p> <p>The City of Pleasanton is willing to ensure that projects it approves contribute fair share mitigation cost for improvements in other jurisdictions but only if the other jurisdictions are also willing to reciprocate for projects within their jurisdictions that contribute considerably to traffic occurring within the City of Pleasanton. The strategy also may allocate mitigation responsibility to each jurisdiction for improvements within its jurisdiction on the understanding that each jurisdiction will be addressing the cumulative contributions from projects</p>	<p>Verify that Pleasanton has conferred with the City of Dublin, the City of Livermore, and Alameda County on a strategy to fund and complete mitigation measures within each other’s jurisdictions with the goal to ensure contribution of fair-share mitigation costs if other jurisdictions are also willing reciprocate.</p>	<p>Confer with local agencies concerning fair-share mitigation costs as stipulated per the mitigation measure: City of Pleasanton Engineering Division.</p>	<p>Confer with local agencies concerning fair-share mitigation costs as stipulated per the mitigation measure: Prior to recordation of a final map.</p>	<p>_____</p> <p>Signature</p> <p>_____</p> <p>Title</p> <p>_____</p> <p>Date</p>

**STONERIDGE DRIVE SPECIFIC PLAN/STAPLES RANCH PROJECT
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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p>in neighboring jurisdictions.</p> <p>If a mutually agreeable strategy cannot be reached with the City of Livermore, City of Dublin and Alameda County, or any one of them, then the City of Pleasanton will not require the contribution of mitigations for contributions to impacts in any other jurisdiction unwilling to agree to reciprocity within the City of Pleasanton. This is because, under such circumstances, the City could not be assured that projects it approves are being assessed for mitigation only in proportion to their impact and because the City may need to require reallocation of the mitigation contribution to intersections and roadway segments within Pleasanton itself, lacking assurance of mitigation funding from projects that may be approved by other jurisdictions. In the event that a mutually agreed upon strategy is not reached, then mitigation of the Project’s contribution to the impacted intersection or roadway segment would be infeasible, and the impact would be considered significant and unavoidable.</p> <p>Based on this cooperative agreement, the Staples Ranch Specific Plan area owners/developers will pay their share of costs of improvements in question in proportion to the benefits received. The fair-share costs will be contributed to the local agency that has entered into an agreement with the City of Pleasanton when the</p> <p>local agency is ready to implement the improvements at issue, provided the aforementioned strategy has been mutually agreed upon by the City of Pleasanton and such other local agency.</p>				

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
4.0 Other CEQA Considerations Effects Found Not to be Significant				
<p><i>CR-1 Each project developer and the Project Sponsor shall retain the services of a qualified archaeological consultant having expertise in California prehistoric archaeology. The archaeological consultant shall determine if planned development could potentially impact important archaeological resources and shall then design an appropriate archaeological monitoring program Upon completing the archaeological monitoring program, the archaeological consultant shall submit a written report of findings first and directly to the Director of the Department of Planning and Community Development. At a minimum, the archaeological monitoring program shall include the following:</i></p> <ul style="list-style-type: none"> • An archaeological monitor shall be on site during native soils disturbing activities. • The archaeological consultant shall advise all project contractors to be on the alert for evidence of expected resources, of how to identify the evidence of the expected resources, and of the appropriate protocol in the event of discovering an archaeological resource. • The archaeological monitor shall be present on the Staples Ranch site until the Director of the Planning and Community Development Department, in consultation with the archaeological consultant, determines that project construction activities could have no effects on significant archaeological resources. • The archaeological monitor shall record and be authorized to collect soil samples and artifactua/ecofactual material as warranted for analysis. • If an intact archaeological deposit were to be encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The City shall empower the archaeological monitor to temporally redirect demolition/excavation/construction crews and heavy equipment until the resource is evaluated. The archaeological consultant shall immediately notify the Director of the Planning and Community Development Department of the encountered resources. 	<p>Verify retention of a qualified archaeologist; in the event of a discovery, submittal of recommended actions and appropriate reports by said archaeologist; contacting the County Coroner and California State Native American Heritage Commission, if required; verifying mechanical subsurface trenching, if required.</p>	<p>Contracting of qualified archaeological consultant; implementation of all mitigations recommended by qualified archeological consultant; subsurface mechanical trenching, if required; contacting County Coroner if human remains found; notifying California State Native American Heritage Commission if Native American remains found; filing report with appropriate state office if remains found: Each Project Developer for its PUD site and related construction activities to be constructed by it per PUD conditions of approval, the Stoneridge Drive Specific Plan Amendment, and/or applicable project Development Agreement; Project</p>	<p>Verify retention and review qualifications of archaeologist: Prior to construction activity.</p> <p>Monitoring and reporting: During construction and post construction if and as recommended by archaeological monitoring program.</p> <p>Contacting County Coroner if human remains found: Immediately.</p> <p>If County Coroner determines Native American remains found, contacting California State Native American Heritage Commission: Immediately.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<ul style="list-style-type: none"> • Should archaeological resources be encountered during construction, the Project Developer/Sponsor shall consult with City and tribal representatives to determine the appropriate disposition of findings. Mitigation measures shall include one of the three alternatives below: <ol style="list-style-type: none"> 1. In-Situ Preservation: The project developer/sponsor shall preserve artifacts and resources as found and shall apply suitable open space, capping, or monumentation to the site. The project developer/sponsor shall alter development plans to accommodate this alternative, as necessary. 2. Excavation/Recovery: The archaeological consultant shall excavate the site, evaluate the site for historical references, recover artifacts as appropriate, and cover the site to preserve remaining artifacts. The project developer/sponsor shall maintain sufficient buffering between development subsurface construction and the location of resources. 3. Excavation/Removal: The archaeological consultant shall excavate and recover the cultural resources as described above and remove artifacts as necessary. However, due to the depth of development excavation, the site would be permanently disturbed. <p>If the City requires data recovery, the archaeological consultant shall first prepare an Archaeological Data Recovery Plan that s/he shall submit to the Director of the Planning and Community Development Department for review and approval.</p> <p>If development plans call for trenching within 200 feet of the Arroyo Mocho, a program of subsurface mechanical trenching along the impacted route shall precede project trenching in an attempt to locate additional archaeological sites and/or the original meander of the Mocho, where such sites would most likely be. If additional sites were to be found, the project developer/sponsor shall adhere to the above mitigation measures.</p> <p>If human remains are discovered, the project developer/sponsor shall</p>		<p>Sponsor for the bridge and all construction activities to be constructed by it per the Stoneridge Drive Specific Plan Amendment and applicable project Development Agreements.</p> <p>Endnote #5 applies.</p> <p>Review of qualifications of archaeological consultant: City of Pleasanton Planning Division.</p> <p>Review of report(s) from archaeological consultant: City of Pleasanton Planning Division. Verification of filing of report with appropriate state offices: City of Pleasanton Planning Division.</p>	<p>Verification of filing report with appropriate state agencies, if required: Prior to occupancy.</p>	

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p>contact the County Coroner immediately. If the coroner determines that the human remains are Native American remains, the Project Developer/Sponsor shall notify the California State Native American Heritage Commission.</p> <p>The archaeological consultant shall prepare a Final Archaeological Resources Report, meeting City and state standards, evaluating the historical importance of the archaeological resource and describing the archaeological and historical research methods employed in the testing, monitoring, and data recovery programs. The Director of the Planning and Community Development Department shall review and approve this document. The project developer/sponsor shall file the report with appropriate state offices.</p>				

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p><i>GEO-1 The Project Sponsor, or a designee approved by the City, shall submit a master geotechnical report for the entire Staples Ranch site. The master geotechnical report shall be subject to the review and approval of the City of Pleasanton Engineer prior to Tentative Map approval. The content of the report shall be subject to the review and approval of the City Engineer and shall address general items for the site such as removing expansive soil, general secondary earthquake impacts, stockpiling native soils as fill. Each project developer shall submit detailed geotechnical engineering studies specific to its development project for the review and approval of the City of Pleasanton Engineer for review prior to the issuance of a building permit for its development project.</i></p> <p>All buildings shall be set back a minimum of 20 feet from the top of the arroyo bank, in case there is a seismically induced bank failure.</p>	<p>Verify that a master geotechnical report for the entire Staples Ranch site is submitted; verify that each project developer submits a detailed geotechnical report; verify all buildings set back a minimum of 20 feet from top of arroyo bank; field inspections.</p>	<p>Verification of geotechnical report submittals and qualifications of geotechnical engineer: City of Pleasanton Engineering Division. Submittal of master geotechnical report: Project Sponsor or designee approved by the City of Pleasanton.</p> <p>Submittal of detailed geotechnical reports: Project Developers.</p> <p>Endnote #5 applies.</p> <p>Field inspections: City of Pleasanton Building and Safety Division and Engineering Division.</p> <p>Verify building setback: City of Pleasanton Planning Division.</p>	<p>Report submittals and verification of geotechnical engineer's qualification: Prior to Tentative Map approval.</p> <p>Field inspections: On-going during construction.</p> <p>Verify building setback: Prior to issuance of a building permit.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

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Mitigation Measures/Improvement Measures	Monitoring Action	Responsibility ^{i,ii,iii,iv}	Timing	Date Completed/ Signature
<p><i>UT-1 Irrigation plans shall incorporate low-flow irrigation head and/or drip irrigation with electric controllers set to water after 7:00 p.m. and before 10:00 a.m., and proper soil preparation for landscaped areas that includes a minimum of two inches of mulch and two inches of organic soil amendment, as recommended by a qualified landscape architect.</i></p>	<p>Verify irrigation plans include low-flow irrigation techniques and proper soil preparation for landscaped areas; field inspections.</p>	<p>Verification: City of Pleasanton Planning Division.</p> <p>Implementation: Each Project Developer for its PUD site and related construction activities to be constructed by it per PUD conditions of approval, the Stoneridge Drive Specific Plan Amendment, and/or the Development Agreement; Project Sponsor for the bridge and all construction activities to be constructed by it per the Stoneridge Drive Specific Plan Amendment and the Development Agreement.</p> <p>Field inspections: City of Pleasanton Building and Safety Division or Public Works/Engineering Division.</p>	<p>Verification: Prior to issuance of a Building Permit.</p> <p>Implementation: During construction.</p> <p>Field inspections: Prior to issuance of final building permit.</p>	<p>_____ Signature</p> <p>_____ Title</p> <p>_____ Date</p>

ENDNOTES

- i If it is determined through field inspections and/or monitoring that a site is not in compliance with a mitigation/improvement measure, the responsible party for implementation of the mitigation/improvement measure is the responsible party to bring the mitigation/improvement measure into compliance. The City of Pleasanton may require the responsible party to conduct a peer review report by a consultant chosen by the City of Pleasanton to determine compliance and to recommend measures to correct noncompliance. All peer review costs shall be borne by the party responsible for the implementation of the mitigation/improvement measure.
- ii As parcels are sold (following the recordation of a final map), new property owner(s) will be responsible for all of the their parcel's "Project Developer" responsibilities, including but not limited to: implementing mitigations, monitoring, reporting, bringing mitigation/improvement measures in nonconformance into conformance, and reimbursing the City of Pleasanton for costs borne by the City of Pleasanton to review monitoring reports and conduct other monitoring activities related to their parcel(s).
- iii Prior to the issuance of a building permit for a Project Developer's PUD site, a Mitigation Monitoring fund (or other funding mechanism acceptable to the City of Pleasanton) shall be established by the City of Pleasanton. The applicable Project Developer shall deposit funding into the Mitigation Monitoring fund (or other funding mechanism acceptable to the City of Pleasanton) to cover estimated City of Pleasanton costs to review future monitoring reports, contract with peer review consultants, conduct field inspections, attend meetings, and conduct other monitoring activities related to the Project Developer's mitigation-related responsibilities. The initial deposit amount shall be determined by the City of Pleasanton. In the event that the Mitigation Monitoring fund (or other acceptable funding mechanism) does not adequately cover future costs borne by the City of Pleasanton, the property owner of the project development site will be responsible for the City of Pleasanton's costs to review monitoring reports, contract with peer review consultants, conduct field inspections, attend meetings, and conduct other monitoring activities related to the Project Developer's PUD site.
- iv Prior to the recording of the final map for the Staples Ranch site, a Mitigation Monitoring fund (or other funding mechanism acceptable to the City of Pleasanton) shall be established by the City of Pleasanton. The Project Sponsor shall deposit funding into the Mitigation Monitoring fund to cover estimated City of Pleasanton costs to review future monitoring reports, contract with peer review consultants, conduct field inspections, attend meetings, and conduct other monitoring activities related to the Project Sponsor's mitigation-related responsibilities. The amount of the initial deposit shall be determined by the City of Pleasanton. In the event that the Mitigation Monitoring fund (or other acceptable funding mechanism) does not adequately cover future expenses, the Project Sponsor will be responsible for paying for the City of Pleasanton's costs to review future monitoring reports, contract with peer review consultants, conduct field inspections, attend meetings, and conduct other monitoring activities related to the Project Sponsor's construction-related responsibilities.
- v The City of Pleasanton will be responsible for the construction of any future four-lane Stoneridge Drive that will connect the extension of Stoneridge Drive from its eastern terminus as provided with the Project to Auto Mall Place, including a second two-lane Arroyo Mocho bridge (with bike lanes and sidewalks) and all mitigation measures related to that connection, unless an agreement is reached with the Project Sponsor to fund and/or construct the work, and/or be responsible for all mitigation measures related to that connection.
- vi The City of Pleasanton shall be responsible for the biological-related notification, consultation, mitigation, and monitoring required for construction to occur at the Community Park site as required by any of the environmental permitting agencies (USFWS, CDFG, US Army Corps of Engineers, and SFRWQCB), unless prior to the transfer of the Community Park site to the City of Pleasanton an agreement regarding responsibility, acceptable to both the City of Pleasanton and the Project Sponsor, is reached.