MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) was formulated based upon the conclusions of the Draft Environmental Impact Report (EIR) prepared for the Pacific and Livermore Townhomes Project (proposed project). The proposed project would result in demolition of two existing commercial buildings on the project site and construction of 15 residential buildings totaling 115 units and two recreational/support buildings (pool equipment and clubhouse buildings), landscaping, parking, paseos, and an interior park.

The MMRP presented in Table A is organized in a matrix format. The first column identifies the impact as outlined in the Draft EIR, and the second column identifies the mitigation measure that would be implemented for each project impact. The third column, titled "Implementation Responsibility," refers to the parties responsible for implementing the mitigation measures. The fourth column, "Timing," identifies when each mitigation measure must be implemented and when verification activities will occur. This may include specific project phases—such as prior to issuance of permits, before ground-disturbing activities begin, during active construction, or prior to the issuance of a certificate of occupancy. The fifth column, "Monitoring Responsibility," identifies the responsible party for overseeing implementation, which will ensure that the mitigation measure is implemented. The sixth column, entitled "Verification/Monitoring Action," describes the reporting or documentation required to demonstrate compliance, as well as the specific action that the responsible party must take to provide that documentation. The last column, entitled "Verification," provides space for the lead agency to confirm that each mitigation measure was fully implemented.

This MMRP has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of an MMRP when mitigation measures are required to avoid significant impacts. The MMRP is intended to ensure compliance during implementation of the proposed project. The MMRP must be adopted when the Planning Comission makes a final decision on the project.

Table A: Mitigation Monitoring and Reporting Program

Impact Statement	Mitigation Measure	Monitoring and Reporting Program				Verification (Date and Initials)
		Implementation Responsibility	Timing	Monitoring Responsibility	Verification/ Monitoring Action	
4.1: AIR QUALITY						
Impact AIR-1: The proposed project would result in a potentially significant impact related to fugitive dust in excess of applicable air quality thresholds.	**Mitigation Measure AIR-1: Basic Best Management Practices.** In order to meet the Bay Area Air District (Air District) fugitive dust threshold, the following Basic Best Management Practices shall be implemented by the project applicant during all phases of the project construction period, including site preparation, demolition, grading, and vertical construction of residences: • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day with additional watering as needed to prevent visible dust emissions from leaving the site. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt trackout onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading, unless seeding or soil binders are used. • All excavation, grading, and/or demolition activities shall be suspended when sustained wind speeds exceed 20 mph	Project applicant and construction contractor	Prior to and during all phases of the construction period.	City of Livermore Planning Division	**Pre-construction:** Confirm construction plans include all required BMPs and signage. **During construction:** Conduct periodic field inspections to verify watering frequency, speed controls and posted speed signs, wind speed measurements, unpaved road stabilization, truck covering, wet vacuum street sweeping, trackout prevention, and suspension of work during high winds. • Verify complaint response actions within 48 hours. • Document compliance in inspection logs and final construction closeout records.	

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	averaged over a 1-minute period using an on-site anemometer located in an open area of the project site. • All trucks and equipment, including their tires, shall be washed off prior to leaving the site at an established and maintained stabilized, designated wheel-wash station near a site exit • Unpaved roads providing access to sites located 100 feet or farther from a paved road shall be treated with a 6- to 12- inch layer of compacted layer of wood chips, mulch, or gravel. Publicly visible signs with the telephone number and name of the person to contact at the City of Livermore regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.					
Impact AIR-2: The proposed project would result in a potentially significant impact related to a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard.	**Mitigation Measure AIR-1** (see above)					

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Impact Statement	Mitigation Measure	Monitoring and Reporting Program				Verification (Date and Initials)
		Implementation Responsibility	Timing	Monitoring Responsibility	Verification/ Monitoring Action	
Impact AIR-3: The proposed project would result in a potentially significant impact related to the exposure of sensitive receptors to substantial pollutant concentrations.	**Mitigation Measure AIR-2: Level 3 Diesel Particulate Filters.** During construction of the proposed project, the project contractor shall ensure all off-road, diesel-powered construction equipment of 50 horsepower or more used for the project construction meets, at a minimum, the California Air Resources Board Tier 2 emissions standards equipped with Level 3 diesel particulate filters or the equivalent.	Project applicant and construction contractor	Prior to and during Construction	City of Livermore Planning Division	**Prior to construction:** City shall review and approve a Construction Equipment Compliance Plan submitted by contractor that includes: a full inventory of all off-road diesel equipment less than 50 HP proposed for use on site; CARB-issued documentation confirming each unit meets Tier 2 standards and is equipped with VDECS or equivalent CARB-verified device; and identifying any backup or replacement equipment expected for use. Verify that the approved equipment list is incorporated into the contractor's construction schedule and site mobilization plans. Confirm that the contractor has established a record keeping system for daily, or at a frequency	

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					deemed necessary by the City, equipment use logs and verification certificates. **During construction:** Conduct periodic, unannounced field inspections to verify only equipment listed in the construction equipment compliance plan is operating on site, each equipment unit displays the required CARB verification levels or has documentation immediately available, and any replacement or newly mobilized equipment has received City approval with CARB documentation prior to operation. Review contractor's daily equipment logs documenting hours of use, equipment ID, engine tier, and VDECS type. Prohibit any non-compliant equipment until documentation is	

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					provided. Issue written correction notices for any violations and verify corrective action within 24 hours.	
4.2: BIOLOGICAL RESOURCES						
Impact BIO-1: The proposed project could potentially have a significant adverse impact on nesting birds	**Mitigation Measure BIO-1:** If project activities including tree removal, demolition, or construction take place during nesting bird season (February 1 to September 15), a qualified biologist shall conduct focused surveys for active nests within 5 days prior to the initiation of project-related activities. Surveys shall be conducted in all potentially suitable habitat on site and within 300 feet of the project site If a lapse in project-related activities of 7 days or longer occurs, another focused survey will be required before project activities can resume. If an active nest is found, the biologist shall consult with CDFW regarding appropriate action to comply with the Fish and Game Code of California. The qualified biologist shall observe any identified active nests for at least 30 minutes prior to the start of any construction-related activities to establish a behavioral baseline of adults and any nestlings. Once work commences, all active nests should be continuously monitored for a minimum of three consecutive workdays by the biologist to detect any signs of disturbance and behavioral changes as a result of project activities. Thereafter, monitoring may transition to once-daily checks if no signs of disturbance are	Project Qualified Biologist prior to ground disturbing activities.	5 days prior to ground disturbing activities if construction will take place during the nesting bird season (defined as February 1 through September 15). Continued monitoring if active nests are found.	City of Livermore Planning Division	**Prior to construction:** City to review biologist qualifications and confirm need for pre-construction surveys. **During construction if nests are found:** Qualified Biologist to conduct spot inspections; review daily monitoring logs, or at least a minimum of three consecutive days; confirm compliance with buffers and ESA fencing; verify any CDFW correspondence as needed. The biologist shall prepare a written survey memo documenting methods, species observed, and nest status, which shall be submitted to the City	

Table A: Mitigation Monitoring and Reporting Program

Impact Statement	Mitigation Measure	Monitoring and Reporting Program				Verification (Date and Initials)
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	detected. In addition to direct impacts, such as nest destruction, nesting birds might be affected by noise, vibration, odors and movement of workers or equipment. If signs of disturbance and behavioral changes are observed at any time, the biologist shall direct the contractor to immediately cease work causing that behavioral change within the established buffer (noted below) and notify the City. The biologist shall contact the CDFW for additional guidance. Work may only resume once the biologist determines that the disturbance has ceased or the buffer has been expanded to eliminate the disturbance. Active nest sites and protective buffer zones shall be designated as "Environmentally Sensitive Areas" with orange ESA fencing at least 4 feet high around the buffer boundary, with signage every 50 feet indicating restricted access where no project-related activities or personnel may enter until the biologist determines that the young have fully fledged and will no longer be adversely affected by the project. These designated areas shall be protected during project activities by surrounding the nest site with a wildlife- safe fence or flagging barrier. The Qualified Biologist and/or Biological Monitor shall determine the necessary buffer distance to protect nesting birds based on existing site conditions (such as construction activity and line of sight). Buffer distance shall be increased to provide sufficient protection of nesting birds and their natural behaviors, as needed.				prior to the initiation of work. **Post-construction:** Biologist to determine that nests have fledged; verify removal of ESA fencing after authorization	

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Impact Statement	Mitigation Measure	Monitoring and Reporting Program				Verification (Date and Initials)
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Impact BIO-5: The proposed project would have a potential conflict with a local policy or ordinance protecting a biological resource.	**Mitigation Measure BIO-2:** Final landscape plans shall be submitted for approval and review by the City of Livermore Planning Division prior to issuance of any grading, trenching, encroachment, demolition, or building permit for development. Final landscape plans shall clearly identify all "protected trees," as defined in the Tree Protection Ordinance, and all trees to be removed from the project site and the size, location, type, value of trees and specify the species of all replacement trees and the required replacement ratio pursuant to the Tree Protection Ordinance. The plans shall also map all Tree Protection Zones and protective fencing.	Project applicant	Once, prior to issuance of grading, trenching, encroachment, demolition, or building permits.	City of Livermore Planning Division	**Plan Review:** Confirm submittal of final landscape plans prior to issuance of any ground-disturbing activities. **Verification:** Check plan details for accurate identification of protected trees (species, size, condition rating, and Tree Protection Zones), proposed removals (with justification and linkage to Tree Protection Ordinance), and required replacement plantings (including species, caliper size, and applicable replacement ratios). **Permit Clearance:** Approve plans before issuing permits allowing site disturbance. Review the final tree compliance letter prepared by the Qualified Arborist, confirming all required	

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Impact Statement	Mitigation Measure	Monitoring and Reporting Program				Verification (Date and Initials)
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					tree-protection measures were implemented, all allowed tree removals match the approved plans, all required tree replacements were installed as specified, and any mitigation fees or off-site plantings have been completed. Conduct final site inspection, if needed, to confirm same. Issue final clearance only after all tree-related mitigation and monitoring obligations have been satisfied.	
	Mitigation Measure BIO-3: The project applicant shall implement all tree protection measures listed in the Arborist Report (Appendix E) prepared for the project which are designed to help mitigate or avoid impacts to trees being retained. Measures shall be incorporated into project grading and construction plans prior to issuance of any permit. If the contractor believes a required tree-protection measure cannot be implemented due to site constraints, the contractor shall submit a written request to the City explaining the constraint, including input from a Qualified Arborist. Any alternative	Project Applicant/ Qualified Arborist/ Construction Contractor	Prior to and during all construction activities.	City of Livermore Community Development Department	**Prior to construction:** City and/or Qualified Arborist shall review and confirm in writing that all required TPZs, fencing details, and tree-protection measures are incorporated into approved construction documents. **During construction:** City and/or Qualified Arborist Conduct shall	

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Impact Statement	Mitigation Measure	Monitoring and Reporting Program				Verification (Date and Initials)
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	measure must be reviewed and approved in writing by the City prior to implementation.				conduct periodic field inspections at least once every 2 weeks and after any major grading or trenching activity within 25 feet of a protected tree to verify fencing, TPZ maintenance, avoidance of root disturbance, and implementation of any approved alternative measures. **Post-construction:** Within 10 days following completion of construction activities, the qualified arborist shall submit a final compliance memo to the City confirming that all tree protection measures were implemented and identifying any corrective actions taken.	

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Impact Statement	Mitigation Measure	Monitoring and Reporting Program				Verification (Date and Initials)
		Implementation Responsibility	Timing	Monitoring Responsibility	Verification/ Monitoring Action	
4.3: CULTURAL RESOURCES						
Impact CUL-2: The project could result in a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.	**Mitigation Measure CUL-1: Unknown Archaeological Resources.** In the event that archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines to determine whether the find constitutes a "unique archaeological resource," as defined in Section 21083.2(g) of the California Public Resources Code (PRC). The Applicant and its construction contractor shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the project site. Any found deposits shall be treated in accordance with federal, State and local guidelines, including those set forth in PRC Section 21083.2, and shall be assessed, handled, and treated consistent with accepted standards, such as the Secretary of the Interior's standards and guidelines for archaeology and historic preservation. Prior to commencement of grading activities, the Director of the City of Livermore (City) Community Development Department, or designee, shall verify that all project grading and construction plans include specific requirements regarding California PRC (Section 21083.2[g]) and the treatment of archaeological resources as specified above.	Construction Contractor/Qualified Archaeologist	During all ground-disturbing activities if unknown archeological resources are found.	City of Livermore Community Development Department	**Prior to construction:** City to confirm grading/construction plans include work stop procedures for unknown archaeological find. Contractor shall maintain a log documenting attendance of all personnel at WEAP training and receipt and posting of ALERT sheet.	

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Impact Statement	Mitigation Measure	Monitoring and Reporting Program				Verification (Date and Initials)
		Implementation Responsibility	Timing	Monitoring Responsibility	Verification/ Monitoring Action	
	Prior to initiation of ground-disturbing activities, the applicant shall retain a Secretary of the Interior qualified archaeologist to prepare an Archaeological ALERT Sheet summarizing the known or potential presence of archaeological resources in the project area. This shall include an overview of the site, description and photographs of potential archaeological materials, instructions detailing the protocols to be followed upon discovery, and contact info for the qualified archaeologist and City staff. The ALERT sheet shall be distributed to all construction personnel prior to ground disturbance activities as part of the Worker Environmental Awareness Program (WEAP) training. A copy of the ALERT sheet shall remain on site for the duration of ground-disturbing work. Prior to commencing ground-disturbing activities, all construction personnel shall attend mandatory WEAP training to be conducted by the qualified archaeologist and, if required, a representative designated by the Tribe. WEAP training shall include review of the ALERT Sheet, a discussion of resources that may be discovered, a discussion of procedures for unanticipated discovery of cultural resources, and an overview of the legal requirements.				**During construction if unknown discovery is made:** The contractor shall notify the City immediately. The Qualified Archeologist shall verify implementation of the work stoppage procedures and secure the area. The archaeologist shall prepare an evaluation report within 48 hours that summarizes findings, significance determination, and recommended treatment. The City shall maintain the report in the project record.	

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Impact Statement	Mitigation Measure	Monitoring and Reporting Program				Verification (Date and Initials)
		Implementation Responsibility	Timing	Monitoring Responsibility	Verification/ Monitoring Action	
					Post-discovery: Within 5 business days of completion of treatment activities, the Qualified Archaeologist shall submit a final report to the City documenting the evaluation, treatment methods, recovered artifacts, and curation location. The City shall review for completeness and maintain the report pursuant to PRC §21083.2.	
Impact CUL-3: The project could disturb human remains, including those interred outside of formal cemeteries.	**Mitigation Measure CUL-2: Accidental Discovery, Human Remains.** In the event that human remains are encountered on the project site, work within 50 feet of the discovery shall be redirected and the County Coroner notified immediately consistent with the requirements of California Code of Regulations (CCR) Section 15064.5(e). State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant	Construction Contractor/ Qualified Archaeologist/ County Coroner/ Tribal Representative	If remains are discovered monitoring would occur during ground disturbing activities.	City of Livermore Community Development Department	**Prior to construction:** City to confirm grading/construction plans include work stop procedures for unknown human remains. Contractor shall maintain a log documenting attendance of all personnel at WEAP training and receipt and posting of ALERT sheet. **During construction if unknown discovery is made:** The contractor	

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	(MLD). With the permission of the property owner, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. If human remains are determined to be Native American, the MLD, in coordination with consulting Tribal representative(s) identified by the NAHC, shall have lead authority to recommend treatment. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the City of Livermore shall consult with the MLD as identified by the NAHC to develop an agreement for treatment and disposition of the remains. There shall be no scientific removal, pictures taken or invasive testing done on the Native American human remains or associated funerary objects without the express written consent of the MLD and the consulting Tribe(s). All bone, if not identifiable as human or animal, shall be treated as human remains and the appropriate protocols followed. Tribal representatives and the MLD, in consultation with the City and qualified archaeologist as necessary, shall determine reburial procedures for the Native American human remains and associated funerary objects with the appropriate dignity either. Reburial shall occur at a location agreed upon by the consulting Tribe(s) and the property owner that preserves access for descendant communities in perpetuity and avoids future disturbance.				shall notify the City immediately. The Qualified Archeologist shall verify implementation of the work stoppage procedures and secure the area. The archaeologist shall prepare an evaluation report within 48 hours that summarizes findings, significance determination, and recommended treatment. The City shall maintain the report in the project record. **Post-discovery:** Within 5 business days of completion of treatment activities, the Qualified Archaeologist shall submit a final report to the City documenting the evaluation, treatment methods, recovered artifacts, and curation location. The City shall review for completeness and maintain the report	

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		Implementation Responsibility	Timing	Monitoring Responsibility	Verification/ Monitoring Action	
	Records identifying TCR locations shall be kept confidential consistent with PRC § 5097.9 and other applicable law. Prior to the issuance of grading permits, the Director of the City of Livermore Community Development Department, or designee, shall verify that all grading plans specify the requirements of CCR Section 15064.5(e), State Health and Safety Code Section 7050.5, and PRC Section 5097.98, as stated above.				pursuant to PRC Section 5097.98.	
4.6: HAZARDS AND HAZARDOUS MATERIALS						
Impact HAZ-2a: Demolition or renovation activities may result in the release of PCBs into the environment	**Mitigation Measure HAZ-1: Hazardous Building Materials Survey.** Prior to issuance of demolition or renovation permits for existing structures, the project sponsor shall retain an Qualified Environmental Professional (QEP) meeting the minimum qualifications in 40 CFR 312.1 to prepare and sign a comprehensive Hazardous Building Materials Survey (HBMS) for the structures to be affected. The HBMS shall include: (1) identification and mapping of all suspected polychlorinated biphenyls (PCBs) containing equipment and materials (including but not limited to caulks, sealants, paints, mastics, and ballasts); (2) sampling and analysis following EPA Method 8082A or other applicable methods; (3) identification of all other hazardous building materials (e.g. ACM, LBP, mercury, universal wastes); and (4) regulatory triggers for local, State, and federal notification. The HBMS shall include detailed abatement specifications for the stabilization and/or removal of the identified	Project Applicant/ Qualified Environmental Professional	Prior to issuance of demolition or renovation permits for existing structures.	City of Livermore Community Development Department	The City shall: (1) review and approve the HBMS and abatement specifications for completeness prior to permit issuance; (2) conduct a site inspection, if necessary, to verify compliance; (3) confirm receipt and adequacy of the Final Abatement Completion Report; and (4) maintain all documentation in the project's environmental record. The City shall not issue demolition or renovation permits	

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	hazardous building materials in accordance with all applicable laws and regulations, including: (1) required worker protection and containment measures, (2) abatement contractor certifications, (3) disposal requirements for PCB bulk product and remediation waste pursuant to TSCA 40 CFR Part 761, and (4) transportation and disposal facility documentation. The abatement specifications shall be incorporated into the project's demolition plans. Prior to the start of demolition or renovation, the project sponsor shall implement the approved abatement specifications. Upon completion, the QEP shall prepare a Final Abatement Completion Report including: (1) waste disposal manifests, (2) air or wipe sampling results if required by TSCA, (3) photographs of completed abatement, and (4) certification that all identified hazardous materials were removed or managed according to applicable law. The City shall receive and approve this report prior to issuing any demolition or renovation permit.				until all requirements are met.	
Impact HAZ-2b: Subsurface hazardous materials may be released into the environment during construction and operation of the project.	**Mitigation Measure HAZ-2: Soil and Groundwater Management Plan.** The project sponsor shall engage with the appropriate regulatory agency (e.g., the San Francisco Bay Regional Water Quality Control Board [RWQCB] or Department of Toxic Substances Control [DTSC]) to provide oversight of: additional subsurface investigation at the project site, preparation and implementation of a Soil and Groundwater Management Plan (SGMP), and the implementation of remedial	Project Applicant/ Qualified Environmental Professional	Prior to issuance of demolition/ grading permits; during construction; and prior to approval of certificate of occupancy.	RWQCB or DTSC oversight in collaboration with City of Livermore Community Development Department	The City, in collaboration with regulatory agencies, shall: (1) review and confirm investigation reports, SGMP, and regulatory agency approvals; (2) confirm remedial action plan approval was received if required; (3) verify	

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	actions, as necessary, at the project site. Copies of such correspondence shall be provided to the City. The additional subsurface investigation activities shall be conducted by a QEP and shall include additional investigation of potential contamination source areas to define the extent of subsurface contamination at the project site. The SGMP shall be prepared by a QEP and shall be submitted to the oversight agency for approval. The SGMP shall outline soil and groundwater management protocols that would be implemented during redevelopment of the project site. The SGMP shall be incorporated into the project's construction documents and shall include mandatory procedures to prevent exposure of construction workers, the public, future occupants, and the environment to subsurface contamination. The SGMP shall include, at a minimum, the following procedures to be implemented during construction: • Health and safety requirements for construction workers that may handle contaminated soil or groundwater • Guidelines for controlling airborne dust, vapors, and odors • Air monitoring requirements for volatile organic compounds (VOCs) during construction				receipt and adequacy of documentation of SGMP and RAP implementation; and (4) confirm completion of all required remedial actions before issuing certificate of occupancy.	

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	• Regulatory notification requirements if undocumented contamination or features of environmental concern (e.g., underground storage tanks [USTs] or clarifiers/sumps/vaults and associated piping) are encountered • Inspection and sampling protocols for contaminated soil or groundwater by a qualified environmental professional λ Guidelines for groundwater dewatering, treatment, and disposal to ensure compliance with applicable regulations/permit requirements • Guidelines for the segregation of contaminated soil, stockpile management, characterization of soil for off-site disposal or on-site reuse, and importing of clean fill material • Contractor training and documentation requirements The report(s) documenting additional investigation activities and the SGMP shall be submitted to the regulatory oversight agency for review and approval. The applicant shall provide the City with written confirmation of agency approval prior to the City issuing demolition or grading permits for the project. If required by the oversight agency, the project sponsor shall prepare a Remedial Action Plan (RAP) identifying specific remedial measures, performance standards, cleanup levels, and verification sampling requirements. This may include, but would not necessarily be limited to, removal of hazardous materials					

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	containers/features (e.g., USTs, piping, clarifiers/sumps/vaults), removal and off-site disposal of contaminated soil or groundwater, in-situ treatment of contaminated soil or groundwater, or engineering/institutional controls (e.g., installation of vapor intrusion mitigation systems and establishing deed restrictions). The RAP must be approved in writing by the oversight agency, and a copy of the formal approval letters shall be provided to the City. If remedial actions are required for the project, the project sponsor shall submit to the City evidence of approval from the regulatory oversight agency for any proposed remedial action plans prior to the City issuing demolition, grading, or building permits that would be required for the remedial action. The project sponsor shall document the implementation of the SGMP during construction and the completion of remedial actions in an SGMP Implementation Log, including air monitoring records, soil/waste characterization data, stockpile logs, dewatering discharge documentation, and corrective actions taken. The project sponsor shall submit to the City a Final SGMP Implementation Report and Remedial Action Completion Report (if applicable) as evidence of approval from the regulatory oversight agency for the implementation of the SGMP and completion of any remedial actions prior to the City issuing a certificate of occupancy for the project site.					

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Impact Statement	Mitigation Measure	Monitoring and Reporting Program				Verification (Date and Initials)
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4.8: NOISE						
Impact NOI-1: The proposed project would result in potentially significant impacts related to construction noise levels in excess of existing ambient noise levels in the project vicinity.	**Mitigation Measure NOI-1: Construction Noise and Vibration.** Prior to issuance of grading permits, the City of Livermore (City) Director of Community Development Department, or designee, shall verify that grading and construction plans include the following requirements: • Construction equipment, fixed or mobile, shall be equipped with properly operating and maintained noise mufflers). The contractor shall maintain all such equipment in good working order and shall keep a maintenance and inspection log available for city review during construction. • Construction staging areas shall be located away from off-site sensitive uses, including residential uses located directly north of the project site, during the later phases of project development. • The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from noise-sensitive receptors nearest the project site. Equipment shall be located as far as feasible, but no closer than 100 feet to off-site residences. • The construction contractor shall use on-site electrical power sources to power equipment rather than diesel generators whenever electrical power is available within 100 feet of the equipment location. Diesel generators may only be used if the	Project Applicant and construction contractor	Prior to issuance of grading permits; during all construction activities.	City of Livermore Director of Community Development Department	The City shall review and approve construction plans to verify inclusion of all noise mitigation requirements prior to approval of grading permits. The City shall conduct periodic unannounced site inspections during construction to verify compliance with signage, equipment placement, mufflers, and generator restrictions; The City shall maintain a log of resolutions to noise complaints.	

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	contractor demonstrates in writing to the City that electrical power is not available. • A sign, legible at a distance of 50 feet, shall also be posted at the construction site. All notices and the signs shall indicate the dates, and duration of construction activities, as well as provide a telephone number for the "noise disturbance coordinator." • A "noise disturbance coordinator" shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise within 24 hours, (2) documenting complaint details and corrective actions, and (3) providing a written summary. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler) and shall be required to implement reasonable measures to reduce noise levels. The City may halt work if repeated violations occur.					

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		Implementation Responsibility	Timing	Monitoring Responsibility	Verification/ Monitoring Action	
4.9: TRANSPORTATION						
Impact TRA-3: The proposed project could potentially increase hazards related to inadequate site access and circulation.	**Mitigation Measure TRA-1**: The proposed project would be required to adopt the recommendations outlined in the Transportation Analysis prepared for the proposed project including: • Include 25 feet of red curb to the west and 50 feet of red curb to the east of the driveway on Pacific Avenue and 20 feet of red curb to the south of the driveway on Dolores Street. • Include a turnaround space for residential guests at the end of the parking aisle in the southeast corner of the project site, adjacent to the EVA access on Dolores Street. • Provide a minimum of 29 short-term bicycle parking spaces for guest in well-lit, highly visible locations on site.	Project Applicant	Prior to issuance of grading permits; with inspection prior to issuance of certificate of occupancy	City of Livermore Director of Community Development Department	City to review final plans to ensure they include the recommended measures. City to inspect improvements prior to certificate of occupancy; verify red curb lengths, turnaround configuration, and bicycle parking installation.	
4.10: TRIBAL CULTURAL RESOURCES						
Impact TCR-1: The proposed project could potentially impact tribal cultural resources through unknown discovery of tribal cultural resources	**Mitigation Measure TCR-1 Unknown Tribal Cultural Resources.** In the event that unknown tribal cultural resources are discovered during ground-disturbing activities, work shall cease within 50 feet of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines to determine whether the find constitutes a cultural resource of potential Native American origin. The contractor shall immediately notify the City, who shall then contact the Native American Heritage Commission (NAHC) and a	Construction Contractor/Qualified Archaeologist/Tribal Representative	During all ground-disturbing activities if unknown tribal cultural resources are found.	City of Livermore Community Development Department	**Prior to construction:** City to confirm grading/construction plans include work stop procedures for unknown Tribal Cultural Resources find. Contractor shall maintain a log documenting attendance of all personnel at WEAP training and receipt	

Table A: Mitigation Monitoring and Reporting Program

Impact Statement	Mitigation Measure	Monitoring and Reporting Program				Verification (Date and Initials)
		Implementation Responsibility	Timing	Monitoring Responsibility	Verification/ Monitoring Action	
	qualified archaeologist (meeting the Secretary of the Interior's Professional Qualifications Standards). In coordination with NAHC and the archaeologist, the City shall determine the appropriate Tribe(s) with cultural affiliation to the project area at the time of the find. If the City and consulting Tribe(s) determine that the discovery is a Tribal Cultural Resource, the applicant shall retain a Tribal representative, at the applicant's expense, to work with the qualified archaeologist to prepare a Discovery Treatment Plan. The Plan shall be developed in consultation with the consulting Tribe(s) and shall identify avoidance as the preferred mitigation strategy. If the Discovery Treatment Plan requires monitoring, avoidance, recovery, or other on-site treatment, the applicant shall fund a qualified Tribal monitor and any Tribal experts requested by the consulting Tribe(s). The plan shall specify the monitor's duties, working hours, and protocols, including stoppage authority for the monitor if sensitive material is encountered. If avoidance is not feasible, the Plan shall include culturally appropriate treatment measures, which may include, but are not limited to: • Establishing construction monitoring activities for the duration of ground disturbing activities; • Establishing protective buffers (consistent with the 50-foot halt distance) and any additional buffers recommended by the consulting Tribe(s) and archaeologist;				and posting of ALERT sheet. **During construction if unknown discovery is made:** The contractor shall notify the City immediately. The Qualified Archeologist shall verify implementation of the work stoppage procedures and secure the area. The archaeologist shall prepare an evaluation report within 48 hours that summarizes findings, significance determination, and recommended treatment. The City shall maintain the report in the project record. **Post-discovery:** Within 5 business days of completion of treatment activities, the Qualified Archaeologist shall submit a final report to the City documenting the evaluation, treatment methods,	

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	• Stabilization or in-situ preservation; • Culturally appropriate documentation or heritage recovery; • Confidentiality protection of Tribal Cultural Resource locations (sensitive location information shall be restricted to the City, the consulting Tribe(s), and qualified professionals with a demonstrated need to know); • Access for Tribal practitioners and/or traditional use. • Prohibition on photography, public dissemination, or testing of Native American human remains or associated funerary objects unless expressly authorized by the consulting Tribe(s) and consistent with applicable law. Work may resume in the halted area only after the City, in coordination with the consulting Tribe(s) and the qualified archaeologist, has reviewed and approved the Discovery Treatment Plan. The City shall complete its review within 7 calendar days of receipt of the Plan unless the City documents good cause for additional time and provides written notice to the consulting Tribe(s) and applicant. If the consulting Tribe(s) request additional measures, the City shall incorporate them unless the City documents why a requested measure is infeasible under applicable law. Additional procedural clarifications: If human remains are discovered and are determined to be Native American, all handling and disposition shall follow CCR Section				recovered artifacts, and curation location. The City shall review for completeness and maintain the report pursuant to PRC §21083.2.	

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	15064.5, PRC Section 5097.98, Health and Safety Code Section 7050.5, and the protocols set forth in the Discovery Treatment Plan developed in consultation with the consulting Tribe(s) and, where applicable, the Most Likely Descendant (MLD). If reburial is part of the agreed treatment, reburial shall be conducted with appropriate dignity in a location agreed upon by the consulting Tribe(s) and the City, and the location of such reburial shall be kept confidential and protected from further disturbance to the extent permitted by law. The applicant shall maintain a record of all notifications, consultations, monitoring reports, Discovery Treatment Plans, and treatment actions and shall provide copies to the City and the consulting Tribe(s) upon request. A final monitoring/treatment report shall be prepared by the qualified archaeologist and Tribal monitor and submitted to the City and NAHC within 30 days of completion of mitigation activities. **Mitigation Measure CUL-2 (see above).**					