

SECTION 8: SUMMARY OF MITIGATION MEASURES

The following measures are summarized from Sections 4.1 through 4.10:

8.1 - Aesthetics, Light, and Glare

- MM AES-2a** Prior to construction of new facilities, City park staff shall coordinate the design of the improvements to the Signal Building with City Cultural Heritage Commission to comply with the Department of the Interior's guidelines for historic buildings, including any additional square footage, exterior improvements, etc.
- MM AES-2b** Prior to construction of new facilities, City park staff shall coordinate the design of the improvements to the Boathouse Building with City Cultural Heritage Commission to be generally consistent with the Department of the Interior's guidelines for historic buildings, as appropriate, including any additional square footage, exterior improvements, etc.
- MM AES-2c** Prior to removal of any mature landscaping (i.e., plants over 10 feet tall or more than 20 years of age), City park staff will identify specific plants or planted areas to be removed or reconstructed as part of this project. City park staff shall coordinate the removal or relocation of mature landscaping with City Office of Historic Resources (OHR) staff prior to the start of construction. The goal of this measure is to minimize the removal of historic landscaping in the park, to relocate rather than replace, to the extent practical. This measure shall be implemented to the satisfaction of the City Parks Director in consultation with the City OHR Director and their staffs. Where practical, the historical landscaping preservation guidelines of the American Society of Landscape Architects (ASLA) shall be applied to this project.
- MM AES-2d** New field lighting poles and fixtures installed around the soccer field shall be painted forest green or equivalent to minimize visual intrusion of views toward the field.
- MM AES-4a** Prior to installation of the lighting system, City park staff will work with the selected lighting consultant to adjust the lighting "footprint" to minimize horizontal spillover of light off of the park site, and that will prevent "hot spot" glare on surrounding properties. If hot spot areas are identified by the lighting plan, City park staff will plan the installation of additional trees to help shield or block this glare onto surrounding properties. The plan shall include detailed information regarding lighting levels by the use of photometrics to indicate the maximum, minimum, and average foot-candle lighting level proposed for this project. The plan shall also identify the number and type of light fixtures and pole heights. The lighting plan

shall also demonstrate how the lighting system will comply with City lighting standards.

MM AES-4b City park staff shall develop a lighting plan with light fixtures that direct lighting downward lighting with minimal horizontal travel and minimum levels to provide sufficient safety at night. Use of soccer field lighting shall be limited to scheduled events and times and the schedules posted on the City parks website on a regular basis so the public can be aware of planned times of use.

MM AES-4c Prior to construction of the planned improvements to the Signal and Boathouse buildings, City park staff will review the improvement plans to assure there are no metallic or reflective surfaces in exterior locations that could cause significant glare onto offsite properties.

8.2 - Air Quality

MM AIR-1a During construction of the proposed improvements, the City shall utilize best management practices to control dust during construction, and shall include:

- Application of water on disturbed soils a minimum of two times per day;
- Using track-out prevention devices at construction site access points;
- Stabilizing construction area exit points (i.e., if vehicles travel offsite);
- Reducing speed on unpaved roads to less than 15 miles per hour;
- A maximum of five acres per day shall be actively graded;
- Apply soil stabilizers to inactive areas;
- Covering haul vehicles that travel offsite; and
- Replanting disturbed areas as soon as practical and other measures, as deemed appropriate for the site, to control fugitive dust.

MM AIR-1b If construction activities will limit traffic or access along adjacent streets, the City shall prepare a Construction Traffic Control Plan (CTCP), which will be reviewed and approved by the City Transportation Department. The CTCP will describe in detail safe detours around Project construction sites and provide temporary traffic control (i.e., flag person) during construction related truck hauling activities if needed.

MM AIR-1c During construction of the proposed improvements, construction equipment shall be properly maintained at an offsite location and includes proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept onsite during construction.

- MM AIR-1d** During construction of the proposed improvements, all contractors will be advised not to idle construction equipment on the site for more than 5 minutes.
- MM AIR-1e** During construction of the proposed improvements, onsite electrical hook ups shall be provided for electric construction tools including saws, drills and compressors, to eliminate the need for diesel powered electric generators.
- MM AIR-9a** The City shall install energy efficient lighting with electronic timing controls to limit unnecessary lighting. These controls may include keyed or remote control to allow the lights to be turned off when the soccer field is not being used.
- MM AIR-9b** During construction, the City shall reuse or recycle construction waste where feasible and shall reuse or recycle a minimum of 50 percent of the waste.
- MM AIR-9c** The City shall plant drought tolerant trees where practical to replace trees that are removed as part of the Project.
- MM AIR-9d** The City shall install irrigation control devices to prevent watering of non-plant surfaces and to control the quantity of water used. The irrigation system shall be maintained and inspected at least once per year to make sure that system devices are working properly and watering appropriate areas.
- MM AIR-9e** The City shall apply the Leadership in Energy and Environmental Design (LEED) Green Building Rating System for Existing Buildings: Operations & Maintenance Rating System requirements to the building(s) to be renovated as long as they do not conflict with the City's applicable historical preservation requirements.

8.3 - Biological Resources

- MM BIO-1** If the removal or relocation of any trees or bushes over eight feet in height is required during the breeding season for birds (February to August), City staff will verify the trees or bushes do not contain active nests prior to any work on the affected trees or bushes. If any active nests are found, an ornithologist or equivalent professional will be retained to monitor the nest and work may commence after any juveniles have fledged.

8.4 - Cultural Resources

- MM CUL-1a** **Signal Building.** The long-span, open spandrel reinforced concrete arches visible on the ground and intermediate levels are important features of the building's design and shall remain exposed.

- MM CUL-1b** **Signal Building.** Perimeter walls and ceilings of the ground and intermediate levels are generally painted concrete. This type of concrete work is typical of the Signal Building's period of construction shall remain exposed.
- MM CUL-1c** **Signal Building.** The original paneled wooden doors with brass-finished locksets are located on various levels and in the maintenance yard shall be retained. All windows shall remain in their original condition or their appearance maintained throughout the structure.
- MM CUL-1d** **Existing Park Features.** Where possible, existing trees, murals, sculptures, plaques, monuments and furniture shall be left in place to the greatest extent feasible. City staff shall consider design and construction alternatives prior to the determination to remove any of these existing improvements. If an existing trees or improvement cannot be feasibly maintained in place, City staff shall consider salvage relocation to an appropriate location within the park before considering removal. The determination of feasible relocation shall be made in consultation with a qualified professional if necessary, and shall be documented prior to the start of any work in this regard.

8.5 - Geology, Soils, and Seismicity

- MM GEO-1** Prior to construction of new building foundations or reconstruction of existing foundations, the City shall have a detailed geotechnical foundation study prepared by qualified personnel that identify specific foundation designs based on expected onsite geotechnical constraints. This measure shall be implemented to the satisfaction of the City Building Department in consultation with the County Geologist or qualified geotechnical personnel retained by the City.

8.6 - Hazards and Hazardous Materials

- MM HAZ-1** Prior to the commencement of renovation activities at the Signal Building, City staff will verify that ongoing activities involving small amounts of hazardous materials generated by police activities, including any underground storage tanks, will not be adversely affected by planned renovations. Any work involving underground storage tanks will be planned and coordinated with appropriate local and state agencies. A letter report will be sent to the City Parks Commission prior to the start of any work at this facility if it involves hazardous materials or an underground storage tank.
- MM HAZ-2** Prior to the start of any demolition or reconstruction work within the Signal Building or Boathouse Building, the City shall conduct a detailed survey of existing walls, ceilings, etc. to identify any specific areas or materials that have ACMs or LBP. Any ACMs or LBP identified in the areas to be reconstructed shall be removed by a

licensed contractor and the materials disposed of in a licensed facility, consistent with state law and City practice. Any areas found to contain ACMs or LBP shall be isolated from existing uses or users to preclude any risks to public health, consistent with federal or state law and City practice.

- MM HAZ-7** Prior to completion of the soccer field reconstruction, the City Fire Department will verify that the existing number and location of hydrants are sufficient to protect the new structure. If this level of protection cannot be verified, City park personnel will extend an existing hydrant line and install an additional hydrant or hydrants near the soccer facility to assure it is adequately protected in the event of a fire in this portion of the park.

8.7 - Hydrology and Water Quality

- MM HYD-1a** Prior to the start of grading for the soccer field project, the City Parks staff shall determine if the affected area exceeds one acre. If the project area exceeds one acre, the City shall prepare and submit a SWPPP and grading plan to the RWQCB for review and comment prior to the start of grading. Even if a SWPPP is not required, the City will implement appropriate BMPs to prevent stormwater runoff and associated pollution from construction sources. These BMPs shall identify a practical sequence for site restoration, BMP implementation, contingency measures, responsible parties, and agency contacts. The City Parks staff shall include conditions in construction contracts requiring the plans to be implemented and shall have the ability to enforce the requirement through fines and other penalties. The plans shall incorporate control measures in the following categories:

- Soil stabilization practices;
- Dewatering practices (if necessary);
- Sediment and runoff control practices;
- Monitoring protocols; and
- Waste management and disposal control practices.

Once comments from the RWQCB have been reviewed by the City, the City's contractor(s) shall be responsible throughout the duration of the project for installing, constructing, inspecting, and maintaining the control measures included in the SWPPP, grading plan, and related improvement plans.

- MM HYD-1b** Whether or not the City is required to prepare a SWPPP for this project, it shall identify pollutant sources that could affect the quality of stormwater discharges from the construction site and implement appropriate BMPs. The BMPs shall effectively treat target pollutants in stormwater discharges anticipated from project construction

sites. To protect receiving water quality, BMPs shall include, but is not limited to, the following:

- Temporary erosion control measures (such as fiber rolls, staked straw bales, detention basins, temporary inlet protection, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) shall be employed for disturbed areas.
- No disturbed surfaces will be left without erosion control measures in place during the winter and spring months.
- Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures, especially in those areas that might drain into the lake.
- The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains.
- BMPs performance and effectiveness shall be determined either by visual means where applicable (i.e., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination, (inadvertent petroleum release) is required to determine adequacy of the measure.
- Native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance.

8.8 - Noise

No measures required.

8.9 - Public Services

No measures required.

8.10 - Transportation and Circulation

MM TRANS-8 Prior to the commencement of construction of the soccer field, the City Park staff shall prepare a Construction Traffic, Staging, and Parking Management Plan to minimize impacts on surrounding streets and parking areas. All construction contracts shall include a clause requiring compliance with the Construction Traffic, Staging, and Parking Management Plan and the developer shall be able to enforce the provisions of the plan through penalties, up to and including, termination of the contract. The plan shall include the following provisions:

- Construction truck traffic shall be limited to designated routes and construction truck traffic shall be prohibited on all other roadways, unless compelling circumstances warrant such movements (e.g., a major traffic accident).
- Signage shall be installed at construction truck ingress and egress points alerting motorists to such movements.
- Soil, debris, or other loose materials shall be covered with tarps or other restraining material during haul movements on roadways
- On-site and off-site construction staging and parking locations shall be identified, as well as any necessary shuttle service needed to transport workers from off-site locations. For safety reasons, off-site staging or parking shall be arranged as close as practical to the park site if it cannot be arranged onsite.
- A pre-construction conference shall be held advising all construction contractors of the requirements of the Construction Traffic, Staging, and Parking Management Plan.