



**The Homes at Deer Hill
Construction Management Plan
March 11th, 2016**

Project Developer:

O'Brien Homes will be the developer of the project and the party of financial responsibility. The primary contact is Caryn Kali, Chief Financial Officer, 950 Tower Lane, Suite 375, Foster City, CA 94404.

General Contractor for the Project:

Baker Thorn, Inc., a California licensed general contract #996280. The primary contact is David Baker, 3527 Mt Diablo Blvd, #133, Lafayette, CA 94549.

Project Description:

The Project includes several components: the project amenities, off-site improvements, and the homes development.

The following project amenities will be constructed per the approved plans and, upon completion, will be transferred to the City of Lafayette.

1. Parking lot
2. Community park
3. Sports field
4. Multi-use trail
5. Dog park

The following off-site improvements will be constructed per the approved plans and subdivision improvement agreement. Upon acceptance of the improvements, the City of Lafayette shall release the bonds guaranteeing the improvements:

1. Trail to Springhill Elementary from the corner of Deer Hill Road and Pleasant Hill Road.
2. Pedestrian path along project frontage on Pleasant Hill Road.
3. Deer Hill Road improvements providing access to the parking lot.
4. Deer Hill Road improvements providing access to the sports field.
5. The roundabout on Deer Hill Road at the entrance to the homes.
6. The roundabout on Deer Hill Road at the Brown Avenue intersection.

The Homes at Deer Hill development area includes:

1. Central woonerf.
2. Drive aisles which provide access to the garages.
3. Garden courts and paseos which provide access to the front of the homes.
4. The overlook park which will belong to the Deer Hill Owners Association (the "HOA").
5. Multi-use trail through the HOA property located south of the homes.
6. Construction of 44 homes.

City Monitoring:

The City shall be reimbursed for all expenses incurred in the implementation, monitoring and enforcement of the Conditions of Approval and the Mitigation Monitoring and Reporting Program (MMRP). The initial estimate of City monitoring costs for this project is \$50,000 which must be submitted to the City Planning Department and deposited into a separate account for this project prior to any work commencing on site. If actual costs are less than the deposit, the difference will be refunded to the entity making the deposit; and if the actual costs exceed the deposit, supplemental bill(s) will be submitted to the applicant for payment.

Construction Manager/Community Contact:

Mr. David Baker of Baker Thorn, Inc. shall be the designated Construction Supervisor on site. He will be the person responsible for the implementation of the Construction Management Plan and can be reached at (916) 521-4240 or by email at dave@bakerthorn.com

Communication:

A construction schedule that outlines milestone events and general construction sequencing will be provided to the city and published on a project website. This schedule will be updated monthly and updates of anticipated events that may impact the neighborhood will be provided weekly to the city to be published on a project website.

General Elements:

All work shall proceed under permits from the City of Lafayette and Contra Costa County. No grading shall take place without the approval of the geotechnical engineer of record. Construction shall comply with the mitigation measures

contained in the MMRP for the Homes at Deer Hill Supplemental EIR. Construction shall comply with the Dust Control and Air Quality Monitoring Plan. (See section below on Air Quality Management.)

Hours of Construction:

Site improvement or construction work, including but not limited to set-up; backing vehicles with backup alarms; loading or unloading of materials or equipment; maintenance, refueling or tune-up of any equipment; or construction of either interior or exterior of the buildings performed as part of the building of the project is restricted to the hours between 8:00 a.m. and 6:00 p.m. Monday through Saturday. Work is not permitted on federal holidays or Sundays. Notwithstanding the above, on-site mass grading activities may occur between the hours of 8:00 a.m. and 7:00 p.m. Monday through Saturday.

Noise Restrictions:

Restrictions upon location of construction equipment and noise shall be as follows:

- a. Stationary equipment (e.g. compressors or generators) shall not be located closer than 40 ft. to any property line or exceed 70 dBA at 50 ft.
- b. Non-stationary mobile equipment shall not exceed 83 dBA at 50 ft.
- c. Notwithstanding the above conditions, the noise level at the nearest affected property line shall not exceed 80 dBA.
- d. Notwithstanding the above, construction equipment must comply with the City's noise ordinance at all times.

Cleanup and Repair of Streets:

The developer shall be responsible for the prompt cleanup of any materials spilled or dropped on any abutting streets during construction. The developer shall repair any damage caused to these streets by construction vehicles associated with the project.

Temporary Trailers:

Temporary trailers shall be used only during the construction period and shall be removed upon completion of building.

Planting of Screening Trees:

To achieve substantial concealment at project completion, the developer shall plant and irrigate the trees and vegetation intended to substantially screen the homes upon completion of mass grading in order to provide additional time for the vegetation to establish itself and put on additional growth while the homes are built.

Air Quality Management:

The Project shall comply with the following BAAQMD Basic Control Measures for reducing construction emissions of PM10. To ensure compliance, the City of Lafayette shall verify that these measures have been implemented during normal construction site inspections:

- Water all active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour.
- Reclaimed water should be used whenever possible.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 24 inches of freeboard (i.e. the minimum required space between the top of the load and the top of the trailer).
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- Nonessential idling of construction equipment shall be limited to no more than 5 consecutive minutes. Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be properly serviced and maintained to the manufacturer's standards to reduce operational emissions. All equipment shall be checked by a certified visible emissions evaluator.
- Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 24 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
- 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 streets (with water sweepers using reclaimed water if possible) at the end of each day if visible soil material is carried onto adjacent paved roads.
- Suspend ground-disturbing activities when wind speeds exceed 20 mile per hour. Construction can resume the next day or when sustained wind speeds decrease to below 20 miles per hour.
- Wind breaks (e.g. trees, fences) shall be installed on the windward sides of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.

- The Dust Control Plan shall be kept on-site for review, be implemented during construction, and include BAAQMD's basic control measures.

The construction contractor shall implement the following measures to reduce off-road exhaust emissions during grading and construction activities. To assure compliance, the City of Lafayette shall verify that these measures have been implemented during normal construction site inspections:

- Large off-road construction equipment with horsepower (hp) ratings of 50 hp or higher shall meet the United States Environmental Protection Agency-Certified emission standard for Tier 3 off-road equipment or higher. Tier 3 engines between 50 and 750 horsepower are available for 2006 to 2008 model years and Tier 4 equipment was phased in for off-road fleets between 2008 and 2014 and may be available. A list of construction equipment by type and model year shall be maintained by the construction contractor on-site.
- All construction equipment shall be properly serviced and maintained to the manufacturer's standards to reduce operational emissions.
- Nonessential idling of construction equipment shall be limited to no more than five consecutive minutes. The California Air Resources Board defines "essential" and "nonessential" idling as part of the Airborne Toxics Control Measures in the California Code of Regulations (Title 13). [Essential idling is idling necessary for testing, service, repairs, idling is necessary to accomplish work for which the vehicle was designed, idling is necessary to operate defrosters, heaters, air conditioners, or other equipment to ensure the safety or health of the driver or passengers, etc.
- Construction activities that require use of large off-road equipment (50 hp or greater) shall be suspended on "Spare the Air" days.

Nesting Raptors and Migratory Bird Nesting:

Adequate measures shall be taken to avoid inadvertent take of raptor nests and other nesting birds protected under the Migratory Bird Treaty Act when in active use. This shall be accomplished by taking the following steps.

- If vegetation removal and initial construction is proposed during the nesting season (March to August), a focused survey for nesting raptors and other migratory birds shall be conducted by a qualified biologist within 7 days prior to the onset of vegetation removal or construction, in order to identify any active nests on the proposed Project site and in the vicinity of proposed construction. The Project site and dog park site shall be resurveyed to confirm that no new nests have been established if vegetation removal has not been completed or if construction has been delayed or curtailed for more than 7 days during the nesting season.
- If no active nests are identified during the construction survey period, or if development is initiated during the non-breeding season (September to

February), vegetation removal and construction may proceed with no restrictions.

- If bird nests are found, an adequate setback shall be established around the nest location and vegetation removal and construction activities restricted within this no-disturbance zone until the qualified biologist has confirmed that any young birds have fledged and are able to function outside the nest location. Required setback distances for the no-disturbance zone shall be based on input received from the CDFW and may vary depending on species and sensitivity to disturbance. As necessary, the no-disturbance zone shall be fenced with temporary orange construction fencing if construction is to be initiated on the remainder of the development site.
- A report of findings shall be prepared by the qualified biologist and submitted to the City for review and approval prior to initiation of construction within the no-disturbance zone during the nesting season (March to August). The report shall either confirm absence of any active nests or should confirm that any young are located within a designated no-disturbance zone and construction can proceed.

Rye Grass:

The Native Grassland Mitigation Plan (Plan) prepared by Rana Creek dated May 28th, 2014 shall be implemented to address the anticipated loss of native grasslands on the Project site and ensure no native grasslands are destroyed or damaged as part of any off-site mitigation. Furthermore,

- Areas of native grassland to be preserved shall be flagged in the field prior to any vegetation removal or grading, and temporary orange construction fencing installed under supervision of the qualified biologist around all areas to be retained.
- Construction personnel operating grading and construction equipment and/or involved in habitat restoration activities shall be trained by the qualified biologist over the sensitivity of the native grasslands, purpose of the temporary orange construction fencing, and that all construction-related disturbance should be restricted to outside of the fence.
- Areas of native grassland within the limits of proposed grading and construction shall be salvaged and used in revegetation efforts implemented as part of the Plan. Salvage material shall include both intact stem and root material, which shall be stored and maintained until ready for reinstallation in the late fall/early winter when conditions are optimal for successful reestablishment.
- A monitoring program shall be implemented by the qualified biologist to oversee successful establishment of any native grasslands to be restored, either on or off-site, and shall define both short-term and long-term requirements.

Tree Protection:

All trees indicated for retention on the approved plan shall be protected during construction by the measures outlined in the City's Basic Tree Preservation Guidelines and the Deer Hill Tree Protection Plan prepared by Traverso Tree Service dated August 8, 2015. Tree protection measures shall be installed prior to commencing grading activities on the site and shall remain in place throughout the course of construction.

Tree Replacement:

Any of the trees indicated for retention that die as a result of construction or grading shall be replaced by new trees at a ratio of 3:1, of a size, species and location acceptable to the City; such trees to be 15 gallon or larger.

Stormwater:

A Stormwater Pollution Prevention Plan shall be prepared and implemented using Best Management Practices to control both construction-related erosion and sedimentation and Project-related non-point discharge into waters on the sites. This shall include use of properly installed silt fence, straw wattle, hay bales, hydroseeding, and other Best Management Practices as designed by a qualified engineer.

Historical Resources:

If prehistoric or historical archaeological deposits are discovered during Project activities, all work within 25 feet of the discovery must stop and the City shall be notified. A qualified archeologist shall inspect the findings within 24 hours of discovery, consult with agencies as appropriate, and make recommendations regarding the treatment of the discovery. Project personnel should not collect or move any archaeological materials or human remains and associated materials. Archaeological resources can include flaked-stone tools (e.g. projectile points, knives, choppers) or obsidian, chert, basalt, or quartzite toolmaking debris; bone tools; culturally darkened soil (i.e. midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, faunal bones, and cultural materials); and stone-milling equipment (e.g. mortars, pestles, handstones). Prehistoric archaeological sites often contain human remains. Historical materials can include wood, stone, concrete, or adobe footings, walls, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, metal, and other refuse. Cultural resources shall be recorded on California

Department of Parks and Recreation (DPR) Form 523 (Historic Resource Recordation form). If it is determined that the proposed Project could damage unique archaeological resources, mitigation shall be implemented in accordance with Public Resources Code Section 21083.2 and Section 15126.4 of the CEQA Guidelines. Possible mitigation under Public Resources Code Section 21083.2 requires that reasonable efforts be made for resources to be preserved in place or left undisturbed. If preservation in place is not feasible, the Project applicant shall pay in lieu fees to mitigate significant effects. Excavation as mitigation shall be limited to those parts of resources that would be damaged or destroyed by the Project.

Paleontological Resources:

The subsurface at the construction site may be sensitive for paleontological resources. If paleontological resources are encountered during project subsurface construction, all ground-disturbing activities within 25 feet must stop and the City shall be notified. A qualified paleontologist shall inspect the findings within 24 hours of discovery, consult with agencies as appropriate, and make recommendations regarding the treatment of the discovery. Project personnel shall not collect or move any paleontological materials. Paleontological resources include fossil plants and animals, and such trace fossil evidence of past life as tracks. Ancient marine sediments may contain invertebrate fossils such as snails, clam and oyster shells, sponges, and protozoa; and vertebrate fossils such as fish, whale, and sea lion bones. Vertebrate land mammals may include bones of mammoth, camel, saber tooth cat, horse, and bison. Paleontological resources also include plant imprints, petrified wood, and animal tracks. If it is determined that the proposed Project could damage unique paleontological resources, mitigation shall be implemented in accordance with Public Resources Code Section 21083.2 and Section 15126.4 of the CEQA Guidelines. Possible mitigation under Public Resources Code Section 21083.2 requires that reasonable efforts be made for resources to be preserved in place or left undisturbed. If preservation in place is not feasible, the Project applicant shall pay in lieu fees to mitigate significant effects. Excavation as mitigation shall be limited to those parts of resources that would be damaged or destroyed by the Project.

Human Remains:

Procedures of conduct following the discovery of human remains have been mandated by Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98 and the California Code of Regulations Section 15064.5(e) (CEQA). According to the provisions in CEQA, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be

taken. The Contra Costa County Coroner shall be notified immediately. The Coroner shall then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner shall notify the NAHC within 24 hours, who will, in turn, notify the person the NAHC identifies as the most likely descendent (MLD) of any human remains. Further actions shall be determined, in part, by the desires of the MLD. The MLD has 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, re-inter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendent may request mediation by the NAHC.

Grading Operations:

Grading operations shall meet the requirements of the Guide Contract Specifications included in Appendix D of the Geotechnical Exploration: The Terraces of Lafayette, prepared by ENGEO Incorporated on August 18, 2011 and revised September 2, 2011, and shall be observed and tested by the City-approved Geotechnical Engineer.

Delivery times and routes:

Deliveries of major materials can be scheduled for the non-commute times to reduce the traffic impacts. The primary delivery route will be Highway 24 to the Central Lafayette/Oak Hill exit to Deer Hill Road. The primary route will be used for concrete pours which start at 8:00 AM. The primary exit route will be on Deer Hill Road to Pleasant Hill Road to Highway 24.

The site grading is proposed to be a balanced site. However, due to variations in the compatibility of the earth, there may be a necessity to import or export some amount of material.

Construction will be carefully scheduled to balance the flow of traffic to minimize impacts on the surrounding communities.

Dog Park Special Requirements:

As part of Phase One of the dog park development, screening vegetation shall be planted along the western edge of the dog park driveway and parking lot, in order to provide a visual and noise buffer for adjacent residents. In addition, signage shall be installed to inform dog park visitors that the driveway leading to

the home is private and not open to public access and directing users of the park to use the public parking lot for the dog park.

Site Staging, Parking for Workers, and Material Handling:

During the mass grading of the site, the job trailer, portable toilets, and on-site parking will be located on the Dog Park site. Upon completion of the project mass grading, the job trailer, portable toilets and on-site parking will be accommodated within the primary project area while the Dog Park is graded. Materials will be delivered to the site as they are needed to minimize the need for on-site storage.

Miscellaneous Items:

Appropriate and required signage will be displayed designating hours of operation and providing contact information for the General Contractor throughout the duration of the project.

Respectfully submitted,
Baker Thorn, Inc., a licensed California general contractor



David R. Baker
President