THE HOMES AT DEER HILL, LAFAYETTE MASS GRADING CONSTRUCTION DOCUMENTS

CITY OF LAFAYETTE, CONTRA COSTA COUNTY, CALIFORNIA

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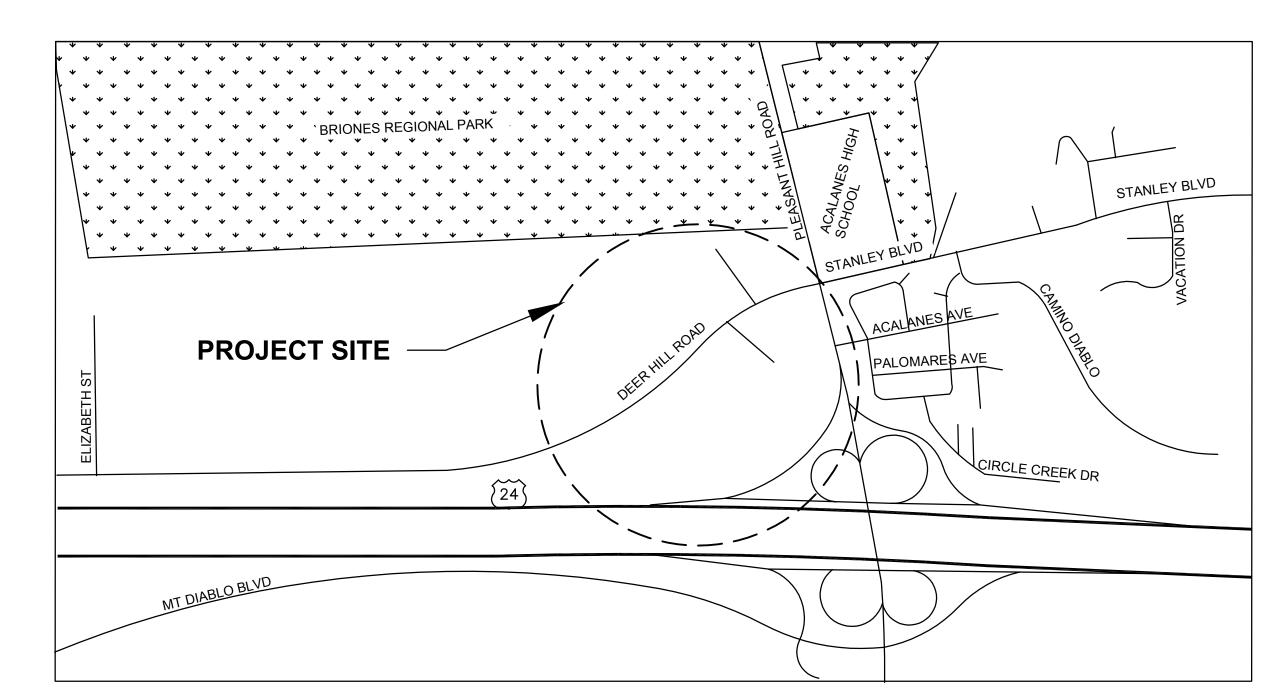
BASIS OF BEARINGS

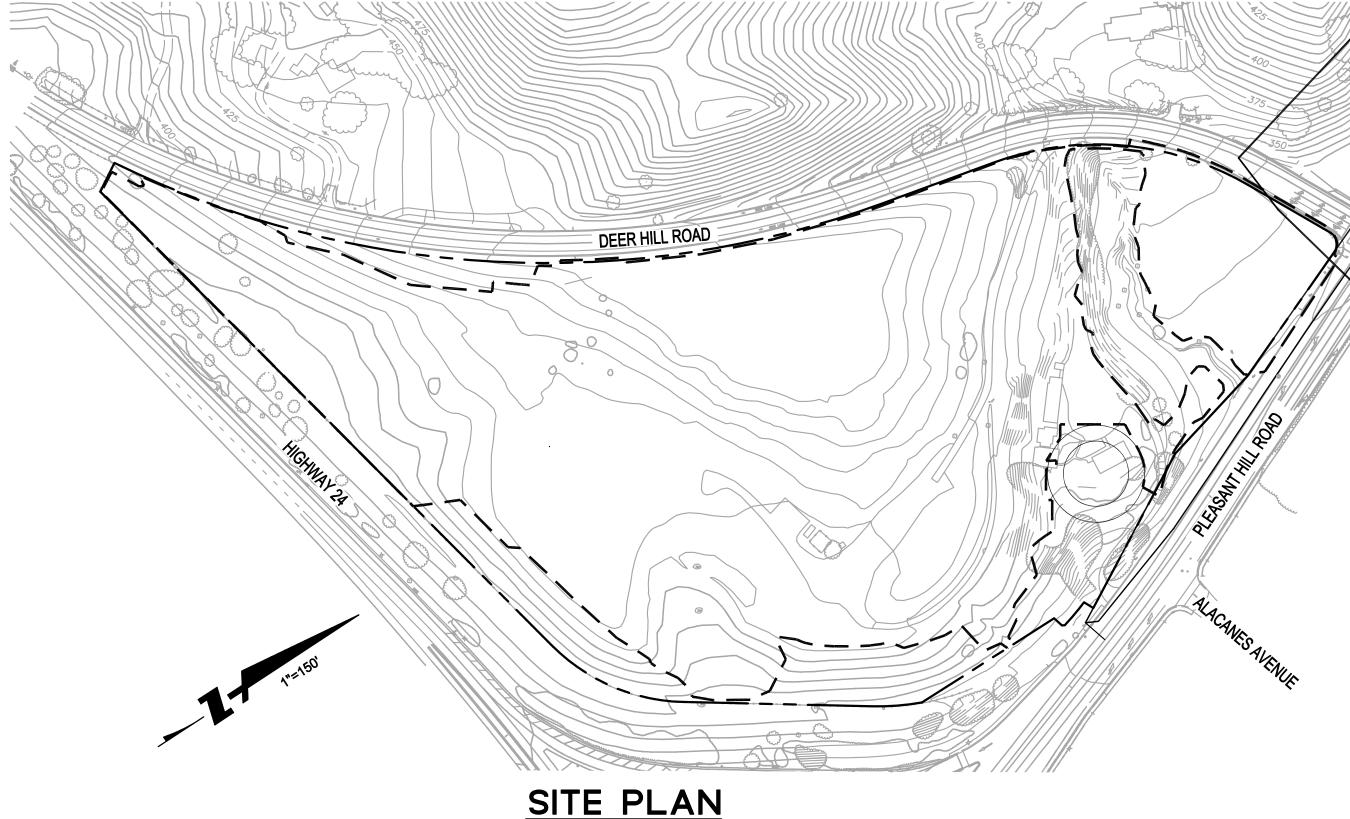
THE BEARINGS USED ON THE SURVEY SHOWN HEREON ARE BASED ON THE CONTRA COSTA COUNTY CONTROL PROJECT GPS1659, NAD83, CALIFORNIA COORDINATE SYSTEM, ZONE 3.

DISTANCES SHOWN ARE GRID, MULTIPLY DISTANCES SHOWN BY 1.0000880 TO OBTAIN GROUND LEVEL DISTANCES.

BENCHMARK

CONTROL POINT AA3807, 3—INCH DISK SET IN CONCRETE STAMPED CONTRA COSTA CO GPS CONTROL POINT #10, LS 5672, CONTRA COSTA CONTROL PROJECT GPS1959, TAKEN AS 382.8 FEET, EPOCH 2007.00, NAVD88 DATUM, GPS RTK DERIVED.





SCALE: 1"=100'

GEOTECHNICAL ENGINEER'S CONFORMANCE REVIEW

THESE IMPROVEMENT PLANS HAVE BEEN REVIEWED AND APPROVED FOR CONFORMANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ENGEO INCORPORATED "UPDATED GEOTECHNICAL REPORT, THE HOMES AT DEER HILL, LAFAYETTE, CALIFORNIA", DATED APRIL 3, 2014.



PAUL C GEURIN, GE ENGEO INCORPORATED PHONE: (925) 866-9000 PHONE: (888) 279-2698

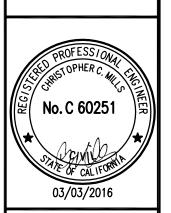
ENGINEER'S STATEMENT

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE

CHRISTOPHER C. MILLS, P.E. BKF ENGINEERS

/29/16 DATE 1646 NORTH CALIFORNIA BLVI SUITE 400 WALNUT CREEK, CA 94596 325-940-2299 (FAX)





TITLE SHEET

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HOMES

AS SHOWN
1: KP
1: MN / JK
10: 20115003

C1.0

GRADING GENERAL NOTES (COUNTY)

1. ALL GRADING, SITE PREPARATION, PLACING AND COMPACTION OF FILL TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOILS REPORT "UPDATED GEOTECHNICAL REPORT, THE HOMES AT DEER HILL, LAFAYETTE, CALIFORNIA", PREPARED BY ENGEO INC, DATED APRIL 3, 2014, AND IN ACCORDANCE WITH CONTRA COSTA COUNTY GRADING ORDINANCE NO. 99–46; ALSO UNDER THE DIRECT SUPERVISION OF THE SOIL ENGINEER. SUBSEQUENT TO COMPLETION OF THE WORK, THE SOIL ENGINEER SHALL SUBMIT TO THE COUNTY BUILDING INSPECTION DEPARTMENT A REPORT STATING THAT ALL WORK HAS BEEN DONE TO ITS SATISFACTION.

2. CONTRACTOR TO NOTIFY CONTRA COSTA COUNTY GRADING SECTION 48—HOURS PRIOR TO START OF WORK. ANY WORK PERFORMED WITHOUT PROVIDING THIS ADVANCED NOTICE WILL BE REJECTED AND THE DEVELOPER/CONTRACTOR MAY BE REQUIRED TO REMOVE THE IMPROVEMENTS AND MAY BE SUBJECT TO PAYMENT OF FINES AS DETERMINED BY THE PUBLIC WORKS DIRECTOR.

3. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

4. ANY DEVIATION FROM APPROVED PLAN REQUIRES PRIOR APPROVAL OF THE CONTRA COSTA COUNTY SENIOR GRADING INSPECTOR.

5. ALL SLIDE REPAIR WORK, KEYWAYS, SUBDRAIN INSTALLATION, AND LINED DITCH WORK SHALL BE INSPECTED BY THE CONTRA COSTA COUNTY GRADING SECTION. REPORT FROM THE SOIL ENGINEER SHALL BE SUBMITTED TO THE GRADING SECTION REGARDING THE SLIDE REPAIR AND/OR SUBDRAIN INSTALLATION.

6. DURING GRADING OPERATIONS, CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES ON SITE AND HAUL ROUTES.

7. SILT AND EROSION CONTROL PLANS REQUIRED FOR ALL WORK.

8. IF THERE ARE ANY EXISTING WATER WELLS ON THIS PROPERTY, CONTRACTOR SHALL CONTACT THE COUNTY DEPARTMENT OF HEALTH SERVICES, ENVIRONMENTAL HEALTH DIVISION, <u>PRIOR</u> TO ANY GRADING IN THE IMMEDIATE VICINITY OF THESE WELLS.

10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CARRY OUT THE CUT, FILL AND EXPORT OPERATIONS NECESSARY TO MEET THE DESIGN GRADES AND CONSTRUCTION OF FACILITIES SHOWN ON THE PLANS. ANY EXCESS MATERIAL RESULTING FROM GRADING OPERATIONS BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY REMOVED FROM THE SITE.

11. SITE GRADING SHALL NOT OBSTRUCT NATURAL FLOW FROM ABUTTING PROPERTIES OR DIVERT DRAINAGE FROM ITS NATURAL WATERSHED.

GRADING GENERAL NOTES (COUNTY) - CONTINUED

12. THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR GRADE STAKE OR CUT SHEETS.

13. CONTRACTOR SHALL SATISFY HIMSELF AS TO THE CORRECTNESS OF THE EXISTING TOPOGRAPHY AND OTHER SITE CONDITIONS PRIOR TO CONSTRUCTION.

14. PROJECT GEOLOGIST SHALL PREPARE A DETAILED MAP OF ALL KEYWAY EXCAVATIONS, CUT SLOPES AND OTHER AREAS WHERE BEDROCK IS EXPOSED. THE BACKFILLING OF KEYWAYS SHALL NOT COMMENCE WITHOUT APPROVAL OF PROJECT GEOLOGIST.

15. OBSERVATION AND TESTING OF FILL SHALL BE PROVIDED BY A QUALIFIED REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. FULL TIME MONITORING SHALL BE PROVIDED DURING FILL PLACEMENT.

16. A GRADING COMPLETION REPORT SHALL BE PROVIDED BY THE PROJECT ENGINEER FOLLOWING ROUGH GRADING AND PRIOR TO INSTALLATION OF IMPROVEMENTS, OTHER THAN RETAINING WALLS SHOWN ON THE GRADING PLANS. THE GRADING COMPLETION REPORT SHALL INCLUDE A DETAILED GEOLOGIC MAP OF SITE (1"=40"), A PLAN SHOWING THE LOCATION OF SUBDRAINS, CLEANOUTS AND OUTFALL POINTS; AND ALONG WITH THE OPINIONS ON COMFORMANCE OF THE REGRADED PROJECT WITH APPROVED PLANS AND GEOTECHNICAL REPORTS.

17. OFF—SITE WORK SOUTHWEST OF PROJECT SHALL INCLUDE EARTHWORK REQUIRED FOR DEBRIS CATCHMENT AREA.

IMPROVEMENT PLANS TO INCLUDE AN ENGINEERED DEBRIS WALL, SURFACE/SUBSURFACE DRAINAGE FACILITIES AND PROVISION FOR MAINTENANCE ACCESS.

18. DURING THE GRADING, MONTHLY PROGRESS REPORTS SHALL BE SUBMITTED TO BID AND TO THE COUNTY PEER REVIEW GEOLOGIST PROVIDING A SUMMARY OF WORK COMPLETED DURING THE PRECEDING MONTH, AND DOCUMENTING COMPLIANCE WITH THE PROVISIONS OF THE APPROVED GRADING PLANS AND GEOTECHNICAL REPORT.

19. AT LEAST ONE WEEK PRIOR TO COMMENCEMENT OF GRADING, THE APPLICANT SHALL POST AT THE SITE AND MAIL TO THE OWNERS OF PROPERTY WITHIN 300 FEET OF THE EXTERIOR BOUNDARY OF THE PROJECT SITE, NOTICE THAT CONSTRUCTION WORK WILL COMMENCE. THE NOTICE SHALL INCLUDE A LIST OF CONTACT PERSONS WITH NAME, TITLE, PHONE NUMBER AND AREA OF RESPONSIBILITY. THE PERSON RESPONSIBLE FOR MAINTAINING THE LIST SHALL ALSO BE INCLLUDED. THE LIST SHALL BE KEPT CURRENT AT ALL TIMES AND SHALL CONSIST OF PERSONS WITH AUTHORITY TO INDICATE AND IMPLEMENT CORRECTIVE ACTION IN THEIR AREA OF RESPONSIBILITY. THE NAMES OF INDIVIDUALS RESPONSIBLE FOR NOISE AND LITTER CONTROL, TREE PROTECTION, CONSTRUCTION TRAFFIC AND VEHICLES AND 24—HOUR EMERGENCY NUMBER SHALL BE EXPRESSLY IDENTIFIED ON THE NOTICE.

21. PRIOR TO THE BEGINNING OF ANY WORK, THE CONTRACTOR IS SUBJECT TO A "PRECONSTRUCTION INSPECTION." THIS IS INSPECTION CODE 600 AND IS TO BE SET UP BY THE CONTRACTOR OR DEVELOPER.

22. AT THE TIME OF ROUGH GRADING INSPECTION SURVEYING CREW SHALL PROVIDE AN ELEVATION GRADE STAKE AT THE CENTER OF EACH BUILDING PAD.

23. A BUILDING PERMIT WILL BE REQUIRED FOR RETAINING WALLS, OUTSIDE PUBLIC RIGHTS OF WAY, THAT ARE GREATER THAN THREE (3) FEET MEASURED FROM TOP OF FOOTING TO TOP OF WALL OR SUPPORTING A SURCHARGE. PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS AS COMPLETE, VERIFICATION THAT THE BUILDING INSPECTION DEPARTMENT HAS SIGNED OFF ON THE PERMIT SHALL BE PROVIDED TO THE CONSTRUCTION INSPECTOR.

24. NO TREES SHALL BE REMOVED UNLESS THEY ARE SHOWN AND NOTED TO BE REMOVED ON THE IMPROVEMENT PLANS. IF ANY TRESS ARE TO BE REMOVED, THE IMPROVEMENT PLANS MUST BE REVIEWED AND ACKNOWLEDGED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. ALL TREES CONFLICTING WITH GRADING, UTILITIES, OR OTHER IMPROVEMENTS, OR OVERHANGING THE SIDEWALK OR PAVEMENT SO AS TO FORM A NUISANCE OR HAZARD, SHALL BE TRIMMED, PROPERLY TREATED AND SEALED. A TREE PERMIT MAY BE NECESSARY AND CAN BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT.

25. THE CONTRACTOR SHALL COMPLY WITH ALL RULES, REGULATIONS AND PROCEDURES OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FOR MUNICIPAL CONSTRUCTION AND INDUSTRIAL ACTIVITIES AS PROMULGATED BY THE CALIFORNIA STATE WATER RESOURCE CONTROL BOARD OR ANY OF ITS REGIONAL WATER QUALITY CONTROL BOARDS.

26. ALL RELATIVE COMPACTION TESTS OF SUBGRADE SOILS. AGGREGATE SUBBASE AND BASE COURSE MATERIALS WILL BE SUBJECT TO THE FOLLOWING:

ANY SCHEDULED RELATIVE COMPACTION TEST THAT IS NOT READY FOR TESTING WITHIN 15 MINUTES OF ARRIVAL OF THE MATERIALS TESTING PERSONNEL WILL BE RESCHEDULED. A FEE WILL BE CHARGED FOR ALL RE-SCHEDULING.
 SHOULD ANY RELATIVE COMPACTION TEST FAIL AND CANNOT BE RE-TESTED WITHIN A 15 MINUTE TIME PERIOD FROM THE

SHOULD ANY RELATIVE COMPACTION TEST FAIL AND CANNOT BE RE—TESTED WITIHIN A 15 MINUTE TIME PERIOD FROM THE TIME ALL IN—PLACE MATERIAL HAS BEEN TESTED FOR THAT DAY, A RE—TEST WILL BE REQUIRED. A FEE WILL BE CHARGED FOR RE—TESTING.

27. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS (THAT CONTROL SUBDIVISIONS, TRACTS, STREETS OR HIGHWAYS, OR PROVIDE SURVEY CONTROL) WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 WORKING DAYS NOTICE, TO PROJECT ENGINEER/SURVEYOR, PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. PROJECT ENGINEER/SURVEYOR SHALL COORDINATE WITH CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR, PER BUSINESS AND PROFESSIONS CODE SECTION 8771.

28. "BY ACCEPTING THIS PERMIT, THE PERMITTEE, FOR HIMSELF, HIS CONTRACTORS, AND EMPLOYEES, PROMISES TO SAVE, INDEMNIFY AND HOLD HARMLESS THE COUNTY OF CONTRA COSTA AND ITS EMPLOYEES, AGENTS AND REPRESENTATIVES FROM ALL LIABILITIES AND CLAIMS FOR DAMAGES BY REASON IN INJURY OR DEATH TO ANY PERSON(S), OR DAMAGE TO PROPERTY, FROM ANY CAUSE WHATSOEVER WHILE IN, UPON OR IN ANY WAY CONNECTED WITH THE WORK COVERED BY THIS GRADING PERMIT, AND DOES FURTHER PROMISE TO DEFEND THESE INDEMNITEE IN ANY CLAIM OR ACTION ARISING OUT OF OR AS A RESULT OF THE WORK DONE UNDER THIS PERMIT" (CONTRA COSTA GRADING ORDINANCE CODE SECTION 716-4.1412 INDEMNITY CLAUSE REQUIRED.)

29. CONTRACTOR TO NOTIFY CONTRA COSTA COUNTY GRADING SECITON 48-HOURS PRIOR TO START OF WORK. (SCHEDULE A #600 PRE-CONSTRUCTION MEETING INSPECTION)

30. ANY DEVIATION FROM APPROVED PLAN REQUIRES APPROVAL OF THE CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATIONS AND DEVELOPMENT (CCCDCD) PLANNING DIVISION AND GRADING SECTION PRIOR TO ANY CHANGES OCCURRING AT THE PERMITTED

31. ALL SLIDE REPAIR WORK, KEYWAYS, SUBDRAIN INSTALLATION, AND BUTTRESS FILLS WORK SHALL BE INSPECTED BY THE GRADING SECTION. REPORT FROM THE SOIL ENGINEER SHALL BE SUBMITTED TO THE GRADING SECTION REGARDING THE SLIDE REPAIR AND/OR SUBDRAIN INSTALLATION, AND A SCALED DRAWING OF THE HORIZONTAL AND VERTICAL LOCATION OF ALL KEYWAY EXCAVATIONS, AND ALL SUB DRAIN IMPROVEMENT INSTALLATION.

32. DURING GRADING OPERATIONS, CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES ON SITE AND HAUL ROUTES, AND ALL OTHER STORM WATER POLLUTION PREVENTION REGULATIONS DURING DRY SEASONS.

33. A 601 ROUGH GRADE INSPECTION AND APPROVAL REQUIRED PRIOR TO THE COMMENCEMENT OF ANY FOUNDATION CONSTRUCTION ACTIVITY UNDER ANY SEPARATE BUILDING PERMIT.

34. A FINAL REPORT BY THE CIVIL ENGINEER CERTIFYING THAT ALL GRADING, LOT DRAINAGE AND DRAINAGE FACILITIES HAVE BEEN COMPLETED AND THE SLOPE PLANNING INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS SHALL BE <u>SUBMITTED TO THE COUNTY</u> PRIOR TO ISSUANCE FO BUILDING PERMITS.

35. EROSION AND SEDIMENT CONTROL PLANS ARE REQUIRED DURING ALL SEASONS. COMPLIANCE TO STATE, COUNTY, AND LOCAL GOVERNMENT STORM WATER POLLUTION PREVENTION REGULATIONS SI AT ALL TIME (YEAR ROUND). PROTECTION OF ALL BARE SOILS IS REQUIRED OCTOVER 1ST THROUGH MAY 1ST, AND IN THE EVENT OF AN EXTENDED RAINY SEASON.

36. IF THERE ARE ANY EXISTING WATER WELLS ON THIS PROPERTY, YOU SHALL CONTACT THE COUNTY DEPARTMENT OF HEALTH SERVICES, ENVIRONMENTAL HEALTH DIVISION, <u>PRIOR</u> TO ANY GRADING IN THE IMMEDIATE VICINITY OF THOSE WELLS.

AIR QUALITY NOTES

AT CONSTRUCTION SITES.

PRIOR TO THE ISSUANCE OF GRADING PERMITS OR BUILDING PERMITS AND ONGOING THROUGHOUT THE PROJECT THE APPLICANT SHALL PROVIDE THAT THE "BASIC MEASURES" AND "ENHANCED MEASURES" LISTED BELOW BE INCORPORATED INTO THE CONSTRUCTION PLANS AND IMPLEMENTED FOR THE PROPOSED PROJECT. THE "OPTIONAL MEASURES" LISTED (ALSO LISTED BELOW) SHALL BE INCORPORATED IF FURTHER EMISSION REDUCTIONS ARE DEEMED NECESSARY BY THE COUNTY. TO ENSURE COMPLIANCE WITH THIS MITIGATION MEASURE, THE APPLICANT SHALL SUBMIT THE CONSTRUCTION PLANS FOR THE REVIEW AND APPROVAL OF THE ZONING ADMINISTRATOR PRIOR TO ISSUANCE OF GRADING OR BUILDING PERMITS:

BASIC MEASURES:

WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
 COVER ALL TRUCKS HAULING SOIL SAND AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAIN

• COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS 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 (PREFERABLY WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS

• SWEEP STREETS DAILY (PREFERABLY WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.

ENHANCED MEASURES:

HYDRO-SEED OR APPLY (NON-TOXIC) SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS.

• ENCLOSE, COVER, WATER TWICE DAILY OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND,

• LIMIT TRAFFIC SPEEDS ON UNPAVED ROADS TO 15 MPH.

INSTALL SANDBAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC ROADWAYS.

PEDI ANT VECETATION IN DISTURBED, AREAS AS QUICKLY AS DOSSIBLE.

• REPLANT VEGETATION IN DISTURBED AREAS AS QUICKLY AS POSSIBLE.

OPTIONAL MEASURES: • INSTALL WHEEL WASHERS FOR ALL EXITING TRUCKS, OR WASH OFF ALL TRUCKS AND EQUIPMENT LEAVING THE SITE.

SUSPEND EXCAVATION AND GRADING ACTIVITY WHEN WINDS EXCEED 25 MPH.
 LIMIT THE AREA SUBJECT TO EXCAVATION, GRADING AND OTHER CONSTRUCTION ACTIVITY AT ANY ONE TIME.

CONDITIONS OF APPROVAL DUST CONTROL AND AIR QUALITY MONITORING PLAN:

THE DEVELOPER SHALL SUBMIT A DUST CONTROL AND AIR QUALITY MONITORING PLAN WHICH SHALL INCLUDE PROVISION FOR "REAL TIME" MONITORING OF AIR QUALITY DURING THE GRADING OPERATIONS ON THE SITE. SUCH REAL TIME MONITORING WILL INCLUDE TELEMTRY (AUTOMATED COMMUNICATIONS PROCESS BY WHICH MEASUREMENTS ARE MADE AND DATA COLLECTED FROM MONITORING). THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, THE LOCATION AND HEIGHT OF WIND BREAKS, WATERING, COVERING STOCKPILES, AND PROCEDURES FOR WORK STOPPAGE AND RESUMPTION CONSISTENT WITH THE MITIGATION MONITORING AND REPORTING PROGRAM. THE PLAN SHALL BE REVIEWED, REVISED AS NECESSARY, AND APPROVED BY THE PLANNING COMMISSION PRIOR TO ISSUANCE OF GRADING OR BUILDING PERMITS.

WASTE MANAGEMENT PLA

THE APPLICANT SHALL SUBMIT A WASTE MANAGEMENT PLAN TO THE PLANNING DEPARTMENT. ALL CONSTRUCTION AND DEMOLITION DEBRIS GENERATED BY THE PROJECT SHALL BE DUPLICATED IN THE CONSTRUCTION DOCUMENTS.

• THE PROJECT SHALL COMPLY WITH LMC CHAPTER 5-6, CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING.

WASTE MANAGEMENT SUMMARY

• THE APPLICANT SHALL COMPLY WITH CHAPTER 5-6, CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING, INCLUDING SUBMITTAL OF A WASTE MANAGEMENT SUMMARY REPORT TO THE PLANNING DEPARTMENT, ALL CONSTRUCTION AND DEMOLITION DEBRIS GENERATED BY THE PROJECT MUST BE ACCOUNTED FOR.

TJKM RECOMMENDATIONS BEYOND MITIGATION MEASURES

• TRIM AND MAINTAIN THE EXISTING TREES ALONG THE NORTH SIDE OF DEER HILL ROAD LOCATED IN THE LINE OF SIGHT FOR EASTBOUND TRAFFIC WITHIN 516 FEET WEST OF THE HOMES—DOG PARK DRIVEWAY SUCH THAT THE CANOPY FOLIAGE IS NO LESS THAN TEN FEET ABOVE THE CLOSEST ADJACENT CURB ELEVATION, OR OTHER DIMENSIONS AS SPECIFIED BY THE CITY ENGINEER. THE LINE OF SIGHT IS DEFINED AS THE AREA BETWEEN THE NORTH CURB ON DEER HILL ROAD, AND A STRAIGHT LINE CONNECTING A POINT 10 FEET BEHIND THE BACK OF THE SIDEWALK ON THE CENTERLINE OF THE DOG PARK DRIVEWAY AND A POINT 516 FEET TO THE WEST IN THE EASTBOUND LAND ON DEER HILL ROAD WHERE IT INTERSECTS THE SOUTH CURB LINE, OR AS OTHERWISE SPECIFIED BY THE CITY ENGINEER.

• TO MAINTAIN ADEQUATE SIGHT-DISTANCE ON-SITE, ALL LANDSCAPING WITHIN 15 FEET OF ON-SITE DRIVEWAY INTERSECTIONS, INCLUDING THE PROPOSED MULTIUSE TRAIL CROSSING WEST OF THE PLEASANT HILL ROAD DRIVEWAY, SHALL BE LIMITED TO PLANTS WITH FOLIAGE NO MORE THAN 30 INCHES FULLY MATURE HEIGHT ABOVE THE CLOSEST ADJACENT CURB, OR TREES WITH CANOPY FOLIAGE NO LESS THAN SEVEN FEET ABOVE THE CLOSEST ADJACENT CURB ELEVATION, OR OTHER DIMENSIONS AS SPECIFIED BY THE CITY ENGINEER.

6 NORTH CALIFORNIA B E 400 NUT CREEK, CA 94596 -940-2200





No. C 60251

No. C 60251

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VINE OF CALL FORM
O2/29/2016

E HOMES AT DEER H GENERAL NOTES

Scale: AS SHOWN

Design: KP

Drawn: MN/JK

Approved: CM

Job No: 20115003

Drawing Number:

RECLAIMED WATER SHOULD BE USED WHENEVER POSSIBLE.

OVER 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

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 CONSTRUCTION CONTRACTOR IS REQUIRED TO PREPARE AND SUBMIT TO THE CITY A DUST CONTROL PLAN. A COPY OF THE DUST CONTROL PLAN

SHALL BE KEPT ON-SITE FOR REVIEW, IMPLEMENTED DURING CONSTRUCTION, AND INCLUDE BAAQMD 'S BASIC CONTROL MEASURES.

AIR-2a: THE CONSTRUCTION CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO REDUCE OFF-ROAD EXHAUST EMISSIONS 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

NONESSENTIAL IDLING OF CONSTRUCTION EQUIPMENT SHALL BE LIMITED TO NO MORE THAN FIVE CONSECUTIVE MINUTES. THE CALIFORNIA AIR RESOURCES BOARD IDENTIFIES "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"

BIO-1: 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.

4. BIO-2: MEASURES SHALL BE TAKEN TO AVOID POSSIBLE LOSS OF BATS DURING PROJECT CONSTRUCTION. THIS SHALL BE ACCOMPLISHED USING THE FOLLOWING

EXISTING BUILDINGS SHOULD BE DEMOLISHED BETWEEN FEBRUARY 15 TO APRIL 15 OR FROM AUGUST 15 TO OCTOBER 15 TO MINIMIZE THE LIKELIHOOD OF REMOVAL DURING THE WINTER ROOSTING PERIOD WHEN INDIVIDUALS ARE LESS ACTIVE AND MORE DIFFICULT TO DETECT. AND THE CRITICAL PUPPING PERIOD (APRIL 16 TO AUGUST 14) WHEN YOUNG CANNOT DISPERSE.

BUILDINGS SHALL BE SURVEYED BY A QUALIFIED BAT BIOLOGIST NO MORE THAN TWO WEEKS BEFORE DEMOLITION TO AVOID "TAKE" OF ANY BATS THAT MAY HAVE BEGUN TO USE THE STRUCTURES FOR DAY-ROOSTING.

" IF THE PRE-DEMOLITION SURVEY REVEALS BATS OR BAT ROOSTING ACTIVITY, ALL DOORS AND WINDOWS SHALL BE OPENED AND LEFT OPEN CONTINUALLY UNTIL DEMOLITION. ADDITIONAL RECOMMENDATIONS MAY BE MADE BY THE QUALIFIED BAT BIOLOGIST FOLLOWING THE PRE-DEMOLITION SURVEY, INCLUDING MONITORING OF DEMOLITION AND OTHER MEASURES TO AVOID TAKE OF INDIVIDUAL BATS.

A TREE ROOST HABITAT ASSESSMENT SHALL BE CONDUCTED BY A QUALIFIED BAT BIOLOGIST FOR TREES TO BE REMOVED AS PART OF THE PROJECT THE HABITAT ASSESSMENT SHALL BE CONDUCTED NO MORE THAN TWO WEEKS PRIOR TO TREE REMOVAL AND VEGETATION CLEARING. ADDITIONAL DETAILED MEASURES MAY BE REQUIRED BASED ON THE RESULTS OF THE HABITAT ASSESSMENT IF EVIDENCE OF BAT ROOSTING IS OBSERVED. THIS MAY INCLUDE SUPERVISION OF TREE REMOVAL BY THE QUALIFIED BAT BIOLOGIST, AND SYSTEMATIC REMOVAL OF SELECT TREES AND MAJOR LIMBS TO ENCOURAGE DISPERSAL AND AVOID "TAKE" OF INDIVIDUAL BATS.

A REPORT OF FINDINGS SHALL BE PREPARED BY THE QUALIFIED BIOLOGIST AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO INITIATION OF DEMOLITION OR TREE REMOVAL. THE REPORT SHALL EITHER CONFIRM ABSENCE OF ANY ROOSTING BATS OR DEFINE REQUIRED MEASURES TO BE TAKEN TO AVOID INADVERTENT TAKE OF ROOSTING BATS.

BIO-3: THE NATIVE GRASSLAND MITIGATION PLAN (PLAN) PREPARED BY THE APPLICANT SHALL BE IMPLEMENTED TO ADDRESS THE ANTICIPATED LOSS OF NATIVE GRASSLANDS ON THE REVISED PROJECT SITE, AND ENSURE NO NATIVE GRASSLANDS ARE DESTROYED OR DAMAGED AS PART OF ANY OFF-SITE MITIGATION. THE PLAN SHALL BE REVISED, AS NECESSARY, TO CONTAIN THE FOLLOWING PROVISIONS AND PERFORMANCE STANDARDS:

* THE PROPOSED LIMITS OF GRADING SHALL BE MODIFIED TO AVOID ADDITIONAL AREAS OF THE STANDS OF NATIVE GRASSLAND ON THE REVISED PROJECT SITE TO THE MAXIMUM EXTENT FEASIBLE AND A COMPENSATORY MITIGATION COMPONENT PREPARED AND IMPLEMENTED TO PROVIDE A MINIMUM 1:1 REPLACEMENT RATIO FOR GRASSLANDS LOST AS A RESULT OF THE REVISED PROJECT. A HIGHER REPLACEMENT RATIO WOULD NOT BE WARRANTED BECAUSE OF THE EXTENT OF APPARENT PAST DISTURBANCE TO THE REMAINING NATIVE GRASSLANDS ON THE REVISED PROJECT SITE. AND RELATIVE EASE WITH WHICH THIS PARTICULAR SPECIES CAN BE SALVAGED, REPLANTED, AND RE-ESTABLISHED AT ALTERNATIVE LOCATIONS. AREAS RETAINED OR RESTORED AS NATIVE GRASSLAND SHALL BE PERMANENTLY PROTECTED AS OPEN SPACE AND MANAGED AS NATIVE GRASSLAND BY DEED RESTRICTION OR CONSERVATION EASEMENT, WHETHER ON-SITE OR OFF-SITE. THE PLAN SHALL DEFINE SHORT-TERM CONSTRUCTION CONTROLS AND LONG-TERM MAINTENANCE REQUIREMENTS NECESSARY TO ENSURE THAT THE NATIVE GRASSLANDS ARE SUCCESSFULLY REESTABLISHED AND EXISTING AND RESTORED NATIVE GRASSLANDS REMAIN VIABLE. THE MAINTENANCE AND MANAGEMENT REQUIREMENTS SHALL INCLUDE PROVISIONS FOR ANNUAL INVASIVE SPECIES REMOVAL, AND CONTROL ON THE ESTABLISHMENT OF BOTH NATIVE AND NON-NATIVE TREES AND SHRUBS THAT COULD EVENTUALLY SHADE OUT THE GRASSLAND TO BE PROTECTED.

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. PERMANENT MONITORING TRANSECTS SHALL BE ESTABLISHED AS PART OF THE PROGRAM AND VEGETATION DATA COLLECTED IN THE SPRING AND SUMMER MONTHS WHEN PLANT IDENTIFICATION IS POSSIBLE. PHOTO STATIONS SHALL BE ESTABLISHED ALONG EACH MONITORING TRANSECT, AND PHOTOGRAPHS TAKEN EVERY YEAR DURING THE REQUIRED MONITORING PERIOD. PERFORMANCE STANDARDS, SUCCESS CRITERIA, AND CONTINGENCY MEASURES SHALL BE DEFINED AS PART OF THE PLAN. MONITORING TRANSECTS SHALL BE ESTABLISHED OVER EACH LOCATION TO BE VEGETATED AS NATIVE GRASSLAND, AND MONITORED ON AN ANNUAL BASIS. WITHIN A THREE-YEAR PERIOD, NATIVE GRASS SHALL BE SUCCESSFULLY ESTABLISHED OVER ALL TREATMENT AREAS AND SHALL COMPRISE A MINIMUM 60 PERCENT OF THE RELATIVE COVER. MONITORING SHALL BE EXTENDED WHERE THE SUCCESS CRITERIA ARE NOT MET, AND THE MINIMUM 1:1 REPLACEMENT RATIO IS NOT REACHED. THE PLAN AND ITS REQUIREMENTS MAY BE MODIFIED TO REQUIRE FURTHER MEASURES IF MONITORING SHOWS THAT PERFORMANCE STANDARDS ARE NOT BEING MET. "ANNUAL MONITORING REPORTS SHALL BE PREPARED BY THE QUALIFIED BIOLOGIST AND SUBMITTED TO THE CITY'S PLANNING & BUILDING SERVICES DIVISION BY DECEMBER 31 OF EACH MONITORING YEAR, FOR A MINIMUM OF FIVE YEARS AND THEN UNTIL THE DEFINED SUCCESS CRITERIA ARE MET. THE ANNUAL REPORT SHALL SUMMARIZE THE RESULTS OF THE MONITORING EFFORT, PERFORMANCE STANDARDS, AND ANY REQUIRED CONTINGENCY MEASURES, AND SHALL INCLUDE PHOTOGRAPHS OF THE MONITORING TRANSECTS AND PROGRAM SUCCESS. MAPS SHALL BE INCLUDED IN THE MONITORING REPORT TO SHOW THE LOCATION OF MONITORING TRANSECTS AND PHOTO STATIONS.

6. BIO-4A: WHERE JURISDICTIONAL WATERS OF THE UNITED STATES AND STATE ARE PRESENT AND CANNOT BE AVOIDED, AUTHORIZATION FOR PROPOSED MODIFICATIONS SHALL BE OBTAINED FROM THE USACE, RWQCB, AND CDFW, WHERE NECESSARY. ALL CONDITIONS REQUIRED AS PART OF ANY AUTHORIZATIONS BY THE USACE, RWQCB, AND CDFW SHALL BE IMPLEMENTED AS PART OF THE REVISED PROJECT. CONSULTATION OR INCIDENTAL TAKE PERMITTING MAY BE REQUIRED UNDER THE CALIFORNIA AND FEDERAL ENDANGERED SPECIES ACTS, AND ALL LEGALLY REQUIRED PERMITS OR OTHER AUTHORIZATIONS FOR THE POTENTIAL "TAKE" OF SPECIES LISTED UNDER THE ENDANGERED SPECIES ACTS SHALL BE OBTAINED. COPIES OF ANY REQUIRED AUTHORIZATIONS SHALL BE PROVIDED TO THE CITY'S PLANNING & BUILDING SERVICES DIVISION PRIOR TO ISSUANCE OF A GRADING OR OTHER PERMIT FOR THE REVISED PROJECT TO ENSURE THAT THE APPLICANT HAS ADEQUATELY COORDINATED WITH JURISDICTIONAL AGENCIES.

BIO-4B: A WETLAND/RIPARIAN PROTECTION AND REPLACEMENT PROGRAM (PROGRAM) SHALL BE PREPARED BY A QUALIFIED WETLAND SPECIALIST AND IMPLEMENTED TO REPLACE ANY JURISDICTIONAL WATERS AFFECTED BY THE PROJECT. THE PROGRAM SHALL INCLUDE APPROPRIATE IMPLEMENTATION MEASURES TO PREVENT INADVERTENT LOSS AND DEGRADATION OF JURISDICTIONAL WATERS TO BE PROTECTED, AND REPLACEMENT FOR THOSE FEATURES ELIMINATED OR MODIFIED AS A RESULT OF DEVELOPMENT. THIS SHALL BE ACCOMPLISHED AS PART OF REVEGETATION OF THE CHANNEL SEGMENT(S) DISTURBED DURING CONSTRUCTION. THE PROGRAM SHALL CONTAIN THE FOLLOWING COMPONENTS:

"JURISDICTIONAL WATERS SHALL BE AVOIDED TO THE MAXIMUM EXTENT FEASIBLE, AND WHERE AVOIDANCE IS INFEASIBLE, SHALL BE REPLACED AT A MINIMUM "ADDITIONAL NATIVE TREE, SHRUB, AND GROUNDCOVER SPECIES SHALL BE INSTALLED AND MAINTAINED IN AREAS ENHANCED OR RESTORED AS PART OF THE PROGRAM, AND A MIX OF NATIVE GRASSLAND SPECIES SHOULD BE HYDRO- SEEDED THROUGHOUT THE AREA TO PROVIDE TEMPORARY EROSION CONTROL. NATIVE ENHANCEMENT PLANTINGS AND SEEDING SHALL EXTEND ALONG THE ENTIRE CREEK CORRIDOR ON THE SITE, AND THE PROPOSED LANDSCAPE PLAN REVISED TO REPLACE AREAS CURRENTLY SHOWN AS "DOMESTIC PLANTINGS" ALONG THE NORTHEAST SIDE OF THE CREEK TO THE EDGE OF THE PARKING AREA WITH NATIVE SPECIES. TREE AND SHRUB PLANTINGS SHALL BE IRRIGATED FOR A MINIMUM OF TWO YEARS DURING THE DRY SUMMER MONTHS TO ENSURE

*TEMPORARY CONSTRUCTION FENCING SHALL BE INSTALLED AROUND THE BOUNDARY OF ALL WETLANDS, RIPARIAN, AND THEY ARE NOT DISTURBED DURING CONSTRUCTION. FENCING SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS BEEN COMPLETED.

"IF COMPENSATORY MITIGATION IS REQUIRED BY REGULATORY AGENCIES AS CALLED FOR IN MITIGATION MEASURE BIO-4A, SUCCESS CRITERIA, MAINTENANCE AND LONG-TERM MANAGEMENT RESPONSIBILITIES, MONITORING REQUIREMENTS, AND CONTINGENCY MEASURES IN THE PROGRAM SHALL BE SPECIFIED. MONITORING SHALL BE CONDUCTED BY THE QUALIFIED WETLAND SPECIALIST FOR A MINIMUM OF FIVE YEARS AND CONTINUE UNTIL THE SUCCESS CRITERIA ARE MET. PERMANENT MONITORING TRANSECTS SHALL BE ESTABLISHED AS PART OF THE PROGRAM AND VEGETATION DATA COLLECTED IN THE SPRING AND SUMMER MONTHS WHEN PLANT IDENTIFICATION IS POSSIBLE. PHOTO STATIONS SHALL BE ESTABLISHED ALONG EACH MONITORING TRANSECT, AND PHOTOGRAPHS TAKEN EVERY YEAR DURING THE REQUIRED MONITORING PERIOD.

"IF REQUIRED, ANNUAL MONITORING REPORTS SHALL BE PREPARED BY THE QUALIFIED WETLAND SPECIALIST AND SUBMITTED TO RESOURCE AGENCY REPRESENTATIVES AND THE CITY'S PLANNING & BUILDING SERVICES DIVISION BY DECEMBER 31 OF EACH MONITORING YEAR FOR A MINIMUM OF FIVE YEARS, AND UNTIL THE DEFINED SUCCESS CRITERIA ARE MET. THE ANNUAL REPORT SHALL SUMMARIZE THE RESULTS OF THE MONITORING EFFORT, PERFORMANCE STANDARDS, AND ANY REQUIRED CONTINGENCY MEASURES, AND SHALL INCLUDE PHOTOGRAPHS OF THE MONITORING TRANSECTS AND PROGRAM SUCCESS. MAPS SHALL BE INCLUDED IN THE MONITORING REPORT TO SHOW THE LOCATION OF MONITORING TRANSECTS AND PHOTO STATIONS.

8. BIO-4C: A STORMWATER POLLUTION PREVENTION PLAN SHALL BEPREPARED AND IMPLEMENTED USING BEST MANAGEMENT PRACTICES TO CONTROL BOTH CONSTRUCTION-RELATED EROSIONAND SEDIMENTATION AND PROJECT-RELATED NON-POINTDISCHARGE INTO WATERS ON THE SITES. THIS SHALL INCLUDE USEOF PROPERLY INSTALLED SILT FENCE, STRAW WATTLE, HAY BALES, HYDROSEEDING, AND OTHER BEST MANAGEMENT PRACTICES AS DESIGNED BY A QUALIFIED

9. BIO-5: THE REVISED PROJECT SHALL COMPLY WITH CITY OF LAFAYETTE TREE PROTECTION ORDINANCE, CHAPTER 6-17 OF THE LAFAYETTE MUNICIPAL CODE, AND A TREE PROTECTION AND REPLACEMENT PROGRAM (PROGRAM) SHOULD BE DEVELOPED BY A CERTIFIED ARBORIST AND IMPLEMENTED TO PROVIDE FOR ADEQUATE PROTECTION AND REPLACEMENT OF NATIVE AND PLANTED TRÉES LARGER THAN 6 INCHES DBH POSSIBLY AFFECTED BY PROPOSED IMPROVEMENTS. A CATEGORY II PERMIT SHOULD BE OBTAINED FOR THE REMOVAL OF ANY "PROTECTED TREE," AND REPLACEMENT PLANTINGS SHOULD BE PROVIDED AS APPROVED BY THE CITY. IF PERMITTED, AN APPROPRIATE IN-LIEU FEE SHOULD BE PAID TO THE CITY OF LAFAYETTE AS COMPENSATION FOR "PROTECTED TREES" REMOVED BY THE REVISED PROJECT, WHERE SUFFICIENT LAND AREA IS NOT AVAILABLE ON-SITE FOR ADEQUATE REPLACEMENT. THE PROGRAM SHALL INCLUDE THE FOLLOWING

*PURSUANT TO THE REQUIREMENTS OF SECTION 6-1707.F OF THE TREE PROTECTION AND PRESERVATION ORDINANCE, ADEQUATE MEASURES SHOULD BE DEFINED TO PROTECT ALL TREES TO BE PRESERVED. THIS SHOULD INCLUDE INSTALLATION OF TEMPORARY CONSTRUCTION FENCING AT THE PERIMETER OF THE PROTECTED AREA, RESTRICTIONS ON CONSTRUCTION WITHIN THE FENCED AREAS UNLESS APPROVED AS A CONDITION OF THE APPLICATION AND PERFORMED UNDER THE SUPERVISION OF THE CERTIFIED ARBORIST, AND PROHIBITION ON PARKING OR STORING OF VEHICLES AND OTHER CONSTRUCTION EQUIPMENT WITHIN

*ALL GRADING, IMPROVEMENT PLANS, AND CONSTRUCTION PLANS PREPARED FOR BUILDING PERMITS SHOULD CLEARLY INDICATE TREES PROPOSED TO BE REMOVED, ALTERED, OR OTHERWISE AFFECTED BY DEVELOPMENT CONSTRUCTION. THE TREE INFORMATION ON GRADING AND DEVELOPMENT PLANS SHOULD INDICATE THE NUMBER, SIZE, SPECIES, ASSIGNED TREE NUMBER AND LOCATION OF THE DRIPLINE OF ALL TREES THAT ARE TO BE RETAINED/PRESERVED. *ALL RECOMMENDATIONS FOR TREE PRESERVATION MADE BY THE APPLICANT'S CONSULTING ARBORIST IN THE TREE PRESERVATION REPORTS (TRAVERSO, 2014) SHALL BE FOLLOWED, AND ADDITIONAL PROTECTIONS PROVIDED TO ENSURE NO ADVERSE IMPACTS TO THE LARGE VALLEY OAK (TREE #91) ON THE PROJECT SITE AND OTHER REGULATED TREES TO BE RETAINED. AT MINIMUM, GRADING, LANDSCAPING AND OTHER IMPROVEMENT PLANS SHALL BE REVISED TO PROVIDE A MINIMUM 75-FOOT SETBACK FROM THE TRUNK OF TREE #91 OF ANY TRENCHING FOR UTILITY LINES, INCLUDING THE PROPOSED STORM DRAIN TO THE WEST. AND THE SEWER AND WATER LINES THAT WOULD SERVICE THE PROPOSED RESTROOMS TO THE SOUTH OF TREE #91. THE LOCATION AND HEIGHT OF THE PROPOSED GAZEBO TO BE INSTALLED ON PORTIONS OF THE FOUNDATION TO THE EXISTING RESIDENCE UNDER TREE #91 SHALL BE REFINED TO ENSURE THAT NO PRUNING OF THE MAJOR LIMBS THAT CURRENTLY DRAPE OVER AND TO THE WEST OF THE FOOTPRINT OF THE EXISTING RESIDENCE ARE REQUIRED TO ACCOMMODATE THE GAZEBO, DECKING AND ACCESS RAMP. IF THERE ARE ANY CONFLICTS THAT WOULD REQUIRE PRUNING ANY LIMBS GREATER THAN SIX INCHES, THE STRUCTURE SHALL BE ELIMINATED OR RELOCATED FURTHER NORTH, OUTSIDE THE DRIPLINE OF TREE #91, TO AVOID ANY PRUNING, GIVEN THE EXCELLENT HEALTH AND POSSIBLE IMPORTANCE OF THESE LIMBS TO THE OVERALL HEALTH OF THE TREE.

*THE PROPOSED PERIMETER TREE MITIGATION PLAN SHALL BE REVISED TO EMPHASIZE THE INSTALLATION OF NATIVE TREE SPECIES INDIGENOUS TO THE SITE AND VICINITY, INCLUDING USE OF CALIFORNIA BUCKEYE AND A GREATER NUMBER OF VALLEY OAK TREES, RATHER THAN THE LARGE NUMBER OF PLANTINGS WITH NON-NATIVE SPECIES THAT WOULD BE APPROPRIATE IN LANDSCAPED AREAS RATHER THAN AS MITIGATION FOR THE LOSS OF REGULATED TREES. ROUGHLY 39 PERCENT OF THE REPLACEMENT PLANTINGS IN THE PROPOSED PERIMETER TREE MITIGATION PLAN CURRENTLY CONSIST OF NON-NATIVE SPECIES. AND THIS NUMBER SHOULD BE REDUCED TO LESS THAN 20 PERCENT, OR AS DETERMINED APPROPRIATE BY THE CITY.

*THE LANDSCAPE PLANS FOR THE REVISED PROJECT SHALL CONSIDER THE VEHICLE SIGHT DISTANCE REQUIREMENTS FOR MOTORISTS AT ACCESS POINTS ALONG DEER HILL ROAD AND PLEASANT HILL ROAD, AND TREE AND SHRUB PLANTINGS THAT COULD IMPEDE THE MINIMUM REQUIREMENTS SHALL BE PROHIBITED IN THESE AREAS. NO NATIVE TREES PLANTED TO MEET THE REQUIREMENTS OF SECTION 6-1707.G OF THE TREE PROTECTION AND PRESERVATION ORDINANCE SHALL BE INSTALLED IN LOCATIONS THAT WOULD REQUIRE FUTURE PRUNING OR TOPPING TO PROVIDE ADEQUATE SIGHT DISTANCE FOR MOTORISTS. *ALL PLANTINGS FROM OFF-SITE LOCATIONS, INCLUDING REPLACEMENT TREE PLANTINGS AND OTHER LANDSCAPE MATERIALS. SHALL BE OBTAINED FROM SOURCES THAT HAVE BEEN IMPLEMENTED TO THE LATEST PROTOCOLS TO SAFEGUARD AGAINST INTRODUCING UNWANTED PATHOGENS ONTO THE SITE, INCLUDING POSSIBLE INFESTATION OF PHYTOPHTHORAL, WHICH IS ONE OF THE CAUSES OF SUDDEN OAK DEATH.

10. BIO-6: MITIGATION MEASURES BIO-1 THROUGH BIO-5 WOULD ALL SERVE TO PARTIALLY REDUCE THE POTENTIAL IMPACTS OF THE REVISED PROJECT ON WILDLIFE HABITAT AND WILDLIFE MOVEMENT OPPORTUNITIES ON THE PROJECT SITE. THE FOLLOWING ADDITIONAL MEASURES SHALL BE IMPLEMENTED TO FURTHER REDUCE THE IMPACTS OF THE REVISED PROJECT ON MOVEMENT OPPORTUNITIES AND HABITAT VALUES ALONG THE EXISTING CREEK. *THE REVISED PROJECT SHALL LIMIT ANY CROSSING OF THE EXISTING CREEK TO A FREE-SPAN BRIDGE OR ARCHED CULVERT WITH AS NARROW A WIDTH AS

CONTINUED MOVEMENT OF WILDLIFE UNDER THE STRUCTURE. "USES ON TOP OF THE NEW CREEK OVERCROSSING SHALL BE LIMITED TO THE NARROWEST VEHICLE ROADWAY AND PEDESTRIAN SIDEWALK CROSSING WIDTH ALLOWED TO MINIMIZE THE WIDTH OF THE STRUCTURES AND THEIR IMPACT ON THE CREEK CORRIDOR.

POSSIBLE THAT ALLOWS FOR

*A NATURAL AREA OF AT LEAST 25 FEET FROM THE CREEK CENTERLINE ON THE PROJECT SITE SHALL BE PROVIDED ALONG BOTH CREEK BANKS AND ENHANCED AS NATURAL HABITAT AS PART OF THE WETLAND/RIPARIAN PROTECTION AND REPLACEMENT PROGRAM RECOMMENDED IN MITIGATION MEASURE BIO-5. WITH THE EXCEPTION OF THE TWO BRIDGES, DETENTION BASINS AND OTHER IMPROVEMENTS SHALL BE RESTRICTED OUTSIDE THIS MINIMUM SETBACK DISTANCE. ANY DETENTION BASINS LOCATED ALONG THE PERIPHERY OF THE CREEK CORRIDOR SHALL BE ENHANCED AS NATURAL HABITAT FOR WILDLIFE TO THE MAXIMUM EXTENT FEASIBLE THROUGH PLANTINGS OF NATIVE TREES, SHRUBS, AND GROUND COVER SPECIES. ENHANCEMENT PLANTINGS SHALL ALSO BE LOCATED AND DESIGNED TO NOT INTERFERE WITH MINIMUM SIGHT DISTANCE REQUIREMENTS FOR VEHICLE ACCESS ALONG DEER HILL ROAD, TO PREVENT THE NEED FOR FUTURE CLEARING AND TOPPING.

11. CULT-1: IN THE EVENT THAT ARCHAEOLOGICAL MATERIALS ARE DISCOVERED DURING PROJECT CONSTRUCTION ACTIVITIES, THE APPLICANT SHALL INFORM ITS CONTRACTOR(S) OF THE ARCHAEOLOGICAL SENSITIVITY OF THE PROJECT SITE BY INCLUDING THE FOLLOWING ITALICIZED MEASURES IN CONTRACT DOCUMENTS. THE CITY SHALL VERIFY THAT THE FOLLOWING LANGUAGE IS INCLUDED IN THE APPROPRIATE CONTRACT DOCUMENTS:

"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. POSSIBLE MITIGATION UNDER CEQA EMPHASIZES PRESERVATION IN PLACE MEASURES, INCLUDING PLANNING CONSTRUCTION AVOID ARCHAEOLOGICAL SITES, INCORPORATING SITES INTO PARKS AND OTHER OPEN SPACES, COVERING SITES WITH STABLE SOIL, AND DEEDING THE SITE INTO A PERMANENT CONSERVATION EASEMENT."

12. CULT-2: IN THE EVENT THAT FOSSILS ARE DISCOVERED DURING PROJECT ACTIVITIES, THE APPLICANT SHALL INFORM ITS CONTRACTOR(S) OF THE PALEONTOLOGICAL SENSITIVITY OF THE PROJECT SITE BY INCLUDING THE FOLLOWING ITALICIZED LANGUAGE IN CONTRACT DOCUMENTS. THE CITY SHALL VERIFY THAT THE FOLLOWING LANGUAGE IS INCLUDED IN THE APPROPRIATE CONTRACT DOCUMENTS: "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. POSSIBLE MITIGATION UNDER CEQA EMPHASIZES PRESERVATION IN PLACE MEASURES, INCLUDING PLANNING CONSTRUCTION AVOID ARCHAEOLOGICAL SITES, INCORPORATING SITES INTO PARKS AND OTHER OPEN SPACES, COVERING SITES WITH STABLE SOIL, AND DEEDING THE SITE INTO A PERMANENT CONSERVATION EASEMENT."

13. CULT-3: 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-INTERN 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.

14. HAZ-1A: HIRE THE SERVICES OF A CALOSHA CERTIFIED QUALIFIED ASBESTOS ABATEMENT CONSULTANT TO CONDUCT A PRE- CONSTRUCTION ASSESSMENT FOR ASBESTOS CONTAINING MATERIALS. PRIOR TO THE ISSUANCE OF THE DEMOLITION PERMIT, THE APPLICANT SHALL PROVIDE A LETTER TO THE CITY PLANNING & BUILDING SERVICES DIVISION FROM A QUALIFIED ASBESTOS ABATEMENT CONSULTANT THAT NO ACMS ARE PRESENT IN THE BUILDINGS. IF ACMS ARE FOUND TO BE PRESENT, THE HAZARDOUS MATERIALS SHALL BE PROPERLY REMOVED AND DISPOSED PRIOR TO DEMOLITION OF BUILDINGS ON THE PROJECT SITE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, SUCH AS THE U.S. EPA'S NESHAP REGULATION, BAAQMD REGULATION 11, TITLE 8 OF THE CALIFORNIA CODES OF REGULATIONS, THE UNIFIED PROGRAM, AND THE CITY'S GENERAL PL AN POLICIES.

15. HAZ-1B: HIRE THE SERVICES OF A QUALIFIED LEAD PAINT HIRE THE SERVICES OF A QUALIFIED LEAD PAINT ABATEMENT CONSULTANT TO CONDUCT A PRE-CONSTRUCTION ASSESSMENT OF LEAD BASED PAINTS. PRIOR TO THE ISSUANCE OF THE DEMOLITION PERMIT, THE APPLICANT SHALL PROVIDE A LETTER TO THE CITY PLANNING & BUILDING SERVICES DIVISION FROM A QUALIFIED LEAD PAINT ABATEMENT CONSULTANT THAT NO LEAD PAINT IS PRESENT IN ONSITE BUILDINGS. IF LEAD PAINT IS FOUND TO BE PRESENT ON BUILDINGS TO BE DEMOLISHED OR RENOVATED, THE HAZARDOUS MATERIALS SHALL BE PROPERLY REMOVED AND DISPOSED IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, INCLUDING THE U.S. EPA'S NESHAP REGULATION, TITLE 40 OF THE CODE OF FEDERAL REGULATIONS, TITLE 8 OF THE CALIFORNIA CODES OF REGULATIONS, THE UNIFIED PROGRAM, AND THE CITY'S GENERAL PLAN POLICIES.

16. NOISE-3: THE CONSTRUCTION CONTRACTOR SHALL ADHERE TO THE FOLLOWING MEASURES DURING CONSTRUCTION ACTIVITIES: "USE OF CONSTRUCTION EQUIPMENT SHALL BE RESTRICTED TO THE HOURS OF 8:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY. "MATERIAL DELIVERIES AND HAUL-OFF TRUCK TRIPS SHALL BE RESTRICTED TO THE HOURS OF 8:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY. FURTHER, ALL SUCH CONSTRUCTION TRIPS SHALL AVOID, TO THE EXTENT REASONABLY FEASIBLE, PEAK TRAFFIC PERIODS ALONG PLEASANT HILL ROAD AND DEER HILL ROAD (I.E. MORNING RUSH HOUR, MID-AFTERNOON SCHOOL PICK-UP TIME, AND AFTERNOON RUSH HOUR). PRIOR TO THE START OF AND FOR THE DURATION OF CONSTRUCTION, THE CONTRACTOR SHALL PROPERLY MAINTAIN AND TUNE ALL CONSTRUCTION EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NOISE EMISSIONS. *PRIOR TO USE OF ANY CONSTRUCTION EQUIPMENT. THE CONTRACTOR SHALL FIT ALL EQUIPMENT WITH PROPERLY OPERATING MUFFLERS, AIR INTAKE SILENCERS, AND ENGINE SHROUDS NO LESS EFFECTIVE THAN AS ORIGINALLY EQUIPPED BY THE MANUFACTURER.

*DURING CONSTRUCTION, THE CONSTRUCTION CONTRACTOR SHALL PLACE STATIONARY CONSTRUCTION EQUIPMENT AND MATERIAL DELIVERY (LOADING/UNLOADING) AREAS SO AS TO MAINTAIN THE GREATEST DISTANCE FROM THE NEAREST RESIDENCES. "THE CONSTRUCTION CONTRACTOR SHALL POST A SIGN AT THE WORK SITE THAT IS CLEARLY VISIBLE TO THE PUBLIC, PROVIDING A CONTACT NAME AND

TELEPHONE NUMBER FOR LODGING A NOISE COMPLAINT. THESE MEASURES SHALL BE LISTED ON THE GRADING PLAN AND MONITORED BY THE CITY DURING CONSTRUCTION.

17. TRAF-4: THE PROJECT APPLICANT SHALL PREPARE AND SUBMIT A CONSTRUCTION STAGING PLAN FOR REVIEW AND APPROVAL BY THE CITY ENGINEER. THE CONSTRUCTION STAGING PLAN SHALL INCLUDE ELEMENTS SUCH AS FLAGGERS FOR TRUCKS ENTERING AND EXITING THE PROJECT SITE, AND A DESIGNATED LIAISON TO COORDINATE WITH THE CITY, SCHOOLS, AND THE PUBLIC AS NEEDED. IN ADDITION, THE CONSTRUCTION STAGING PLAN SHALL INCLUDE THE FOLLOWING MEASURES: *LARGE TRUCKS (DEFINED AS OVER 20,000 POUNDS/10 TONS) INVOLVED IN THE GRADING PHASE OF CONSTRUCTION SHALL BE PROHIBITED FROM ARRIVING AT

OR DEPARTING FROM THE PROJECT SITE DURING THE HOURS OF 7:00 TO 9:00 A.M. AND 3:00 TO 7:00 P.M. ON ANY SCHOOL DAY, AND 7:00 TO 9:00 AND 4:00 TO 7:00 P.M. ON ANY NON-SCHOOL WEEKDAY *LARGE TRUCKS SHALL BE PROHIBITED FROM MAKING U-TURN MOVEMENTS FROM NORTHBOUND TO SOUTHBOUND PLEASANT HILL ROAD AT THE DEER HILL ROAD

INTERSECTION DURING CONSTRUCTION. THE CONSTRUCTION STAGING PLAN SHALL SPECIFY FOR EACH CONSTRUCTION PHASE WHETHER ACCESS TO THE PROJECT SITE FROM NORTHBOUND PLEASANT HILL ROAD REQUIRE PROVIDING A MEDIAN OPENING FOR LEFT TURNS DIRECTLY INTO THE SITE SOUTH OF DEER HILL ROAD AS A TEMPORARY CONSTRUCTION ACCESS, WITH FLAGGERS TO DIRECT TRAFFIC FOR TRUCKS ENTERING OR EXITING THE SITE. *THE PROPOSED LOCATIONS AND CONFIGURATION OF ACCESS POINTS ON PLEASANT HILL ROAD AND DEER HILL ROAD WHERE LARGE TRUCKS WOULD TURN INTO OR OUT OF THE PROJECT SITE DURING CONSTRUCTION SHALL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER, TO ENSURE CONSIDERATION OF SIGHT-

DISTANCE CONSTRAINTS AND IMPLEMENTATION OF APPROPRIATE SAFETY PRECAUTIONS. *DURING ANY CONSTRUCTION PHASE WHEN ACCESS TO THE EXISTING PASSENGER LOADING ZONE ON THE WEST CURB OF PLEASANT HILL ROAD ALONG THE PROJECT FRONTAGE WOULD BE UNAVAILABLE ON SCHOOL DAYS, ONE OF THE FOLLOWING MEASURES: • PROVIDE A SAFE, TEMPORARY ALTERNATIVE LOADING ZONE IN THE IMMEDIATE AREA, SUBJECT TO APPROVAL BY THE CITY ENGINEER. POTENTIAL

ALTERNATIVES MAY INCLUDE TEMPORARY USE OF THE PROPERTY ON THE NORTHWEST CORNER OF PLEASANT HILL ROAD AND DEER HILL ROAD, WHICH WOULD REQUIRE SURFACE IMPROVEMENTS TO FACILITATE SAFE VEHICLE AND PEDESTRIAN ACCESS. STAGE CONSTRUCTION ON THE SUBJECT PORTION OF THE SITE SUCH THAT PRIOR TO DISCONTINUING THE AVAILABILITY OF THE EXISTING PASSENGER

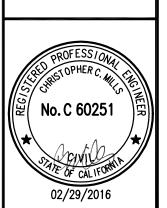
LOADING ZONE, THE PROJECT SHALL CONSTRUCT THE PROPOSED SOCCER FIELD/PARK PARKING LOT, INCLUDING ITS OFF-STREET PASSENGER LOADING ZONE AND ACCESS DRIVEWAY ON THE PLEASANT HILL ROAD PROJECT FRONTAGE. *TRAFFIC LANE CLOSURES ON PLEASANT HILL ROAD AND DEER HILL ROAD SHALL BE PROHIBITED DURING THE HOURS OF 7:00 TO 9:00 A.M. AND 3:00 TO 7:00 P.M. ON ANY SCHOOL DAY, AND 7:00 TO 9:00 A.M. AND 4:00 TO 7:00 P.M. ON ANY NON-SCHOOL WEEKDAY, UNLESS OTHERWISE ALLOWED BY THE CITY

DEPENDING ON LOCATION AND DIRECTION. "THE CONSTRUCTION STAGING PLAN SHALL REQUIRE RESTRIPING OF BIKE LANES AND OTHER PAVEMENT MARKINGS AT THE DISCRETION OF THE CITY ENGINEER TO ADDRESS WEAR FROM CONSTRUCTION TRAFFIC.

"SPECIAL SCHOOL EVENTS, SUCH AS SWIM MEETS, SHALL BE ADDRESSED BY THE DESIGNATED LIAISON REQUIRED IN THE CONSTRUCTION STAGING PLAN, OR ANY ADDITIONAL MEASURES THAT THE CITY ENGINEER MAY REQUIRE IN THAT PLAN.

"THE CONSTRUCTION STAGING PLAN SHALL INCLUDE AN ENGINEERING ANALYSIS TO ESTIMATE THE PERCENTAGE OF THE PAVEMENT SERVICE LIFE THAT WILL BE USED BY PROJECT CONSTRUCTION TRUCK TRIPS ON PLEASANT HILL ROAD AND DEER HILL ROAD. BASED ON THIS ANALYSIS, APPROPRIATE MITIGATION OF THE RESULTING DAMAGE SHALL BE REQUIRED FROM THE PROJECT SPONSOR, WHICH MAY INCLUDE CONSTRUCTION OF PAVEMENT IMPROVEMENTS TO RESTORE THE LOST SERVICE LIFE. OR AN IN-LIEU CONTRIBUTION OF EQUIVALENT VALUE, AT THE DISCRETION OF THE CITY ENGINEER.

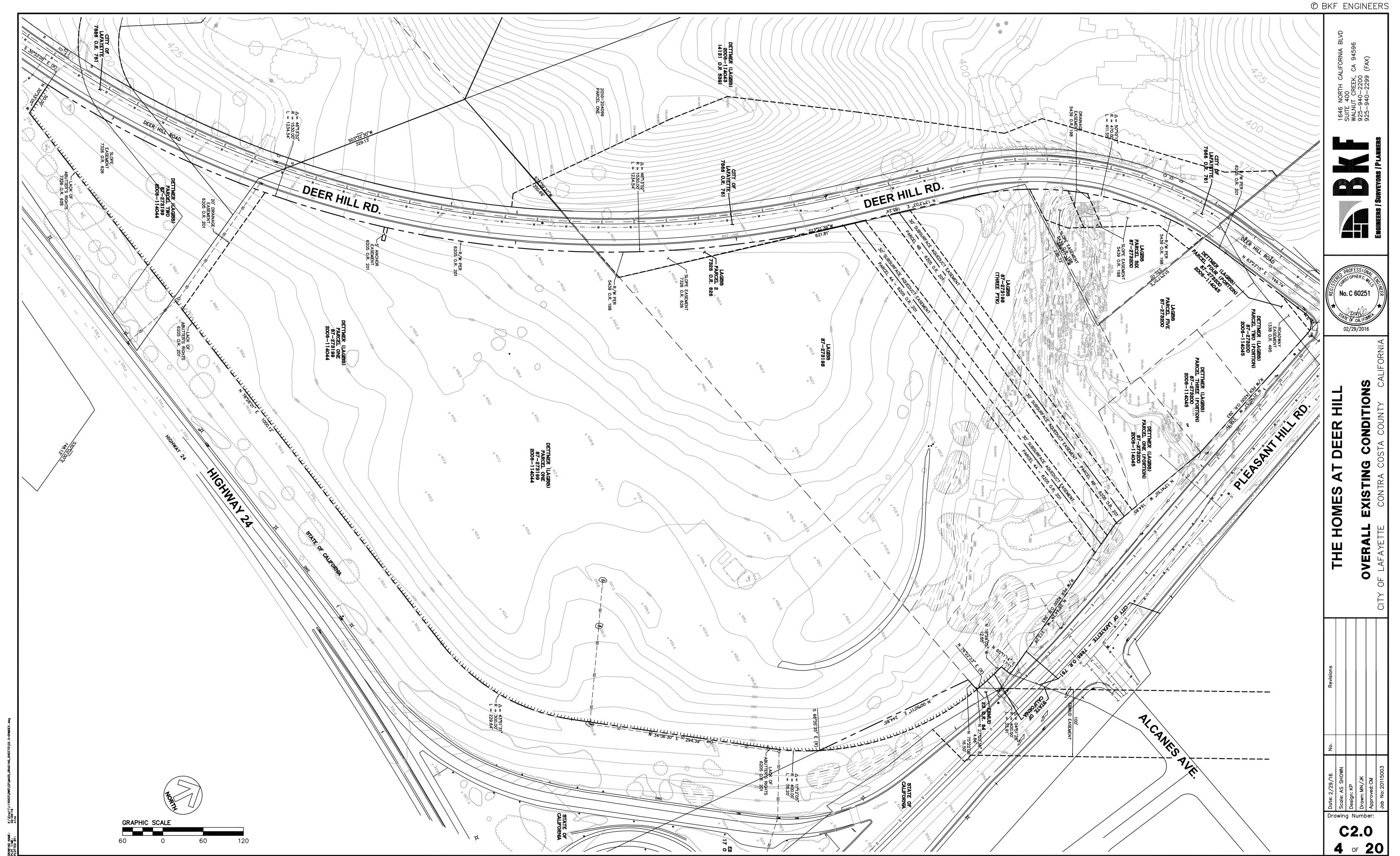


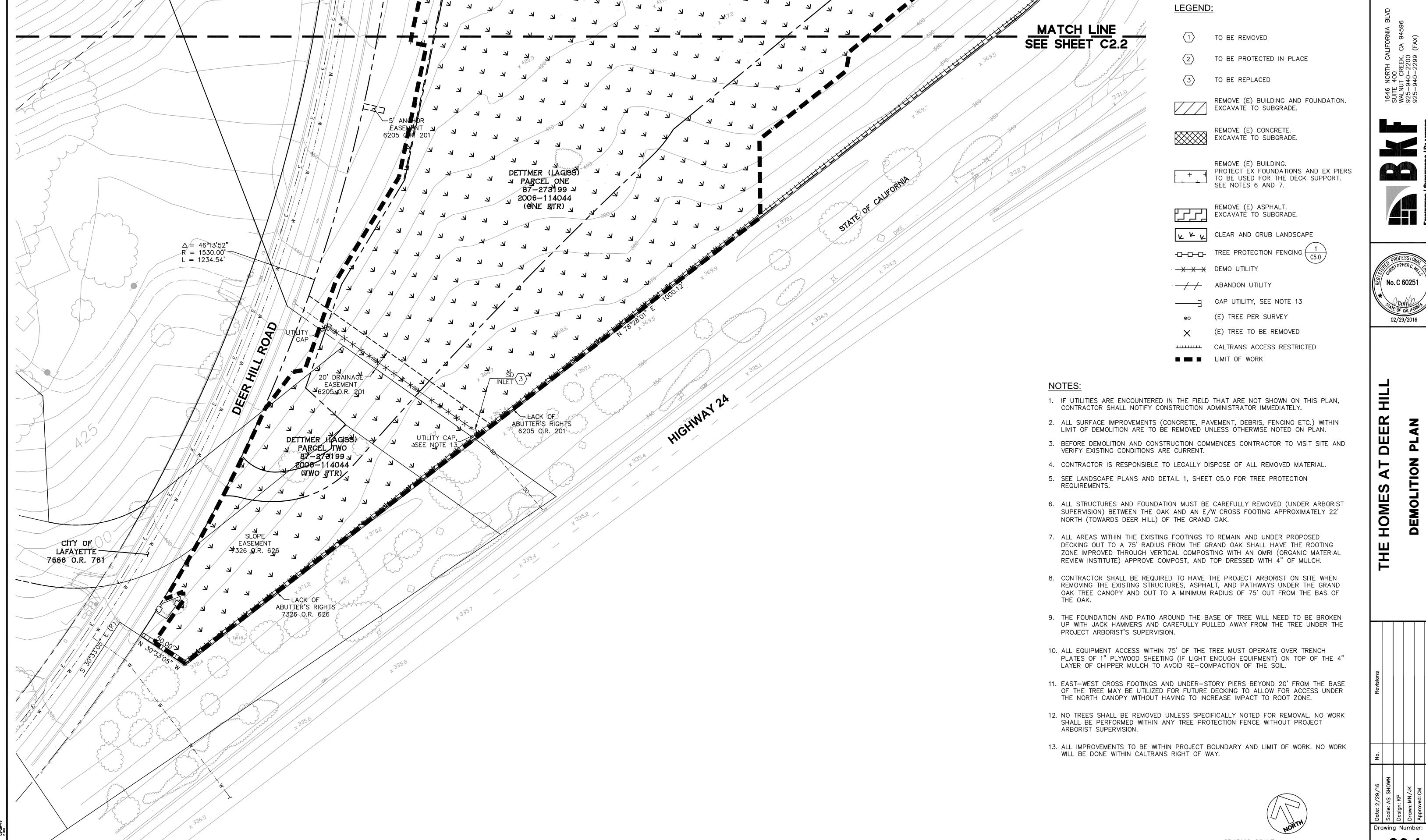


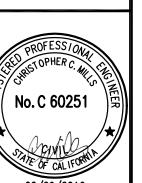
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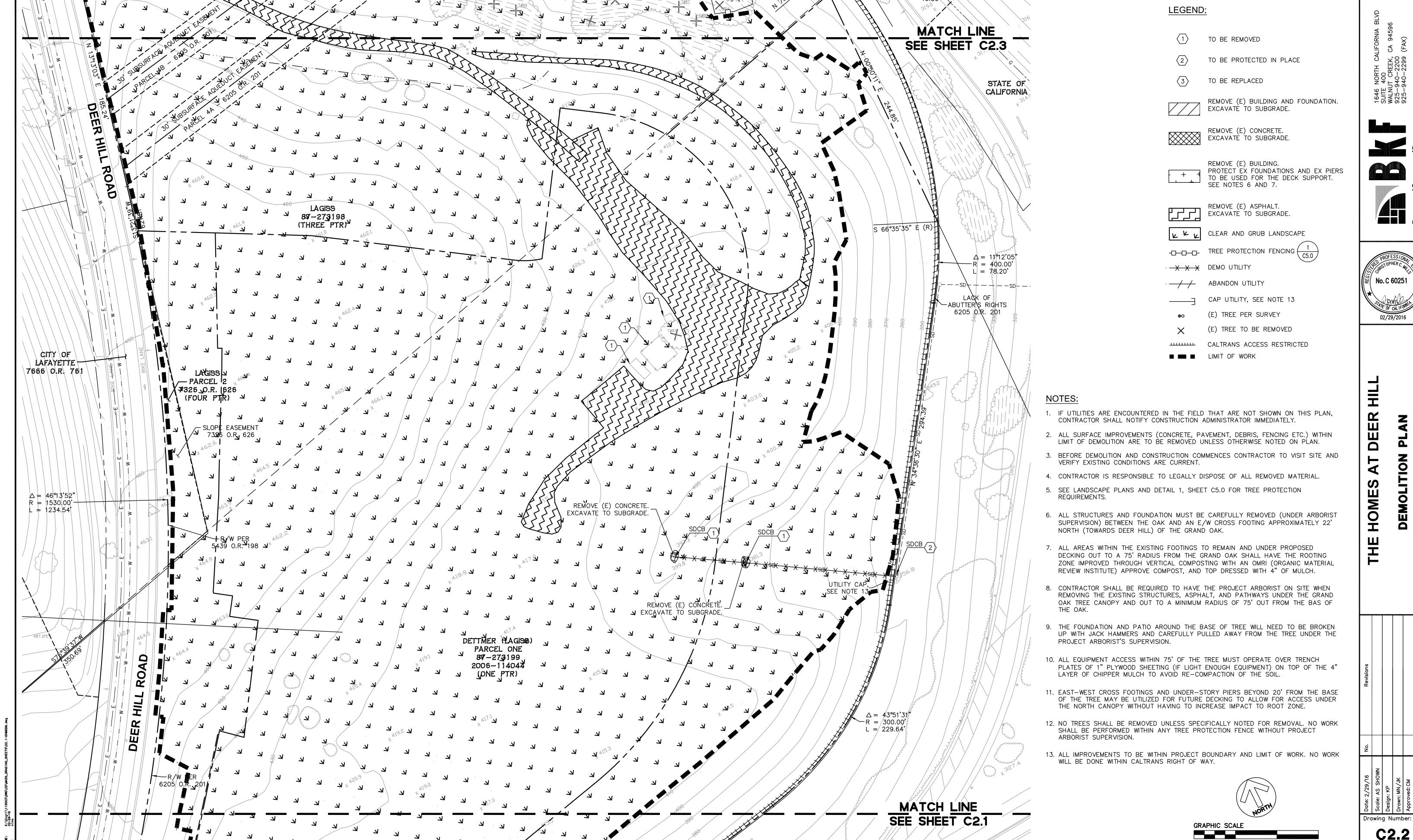
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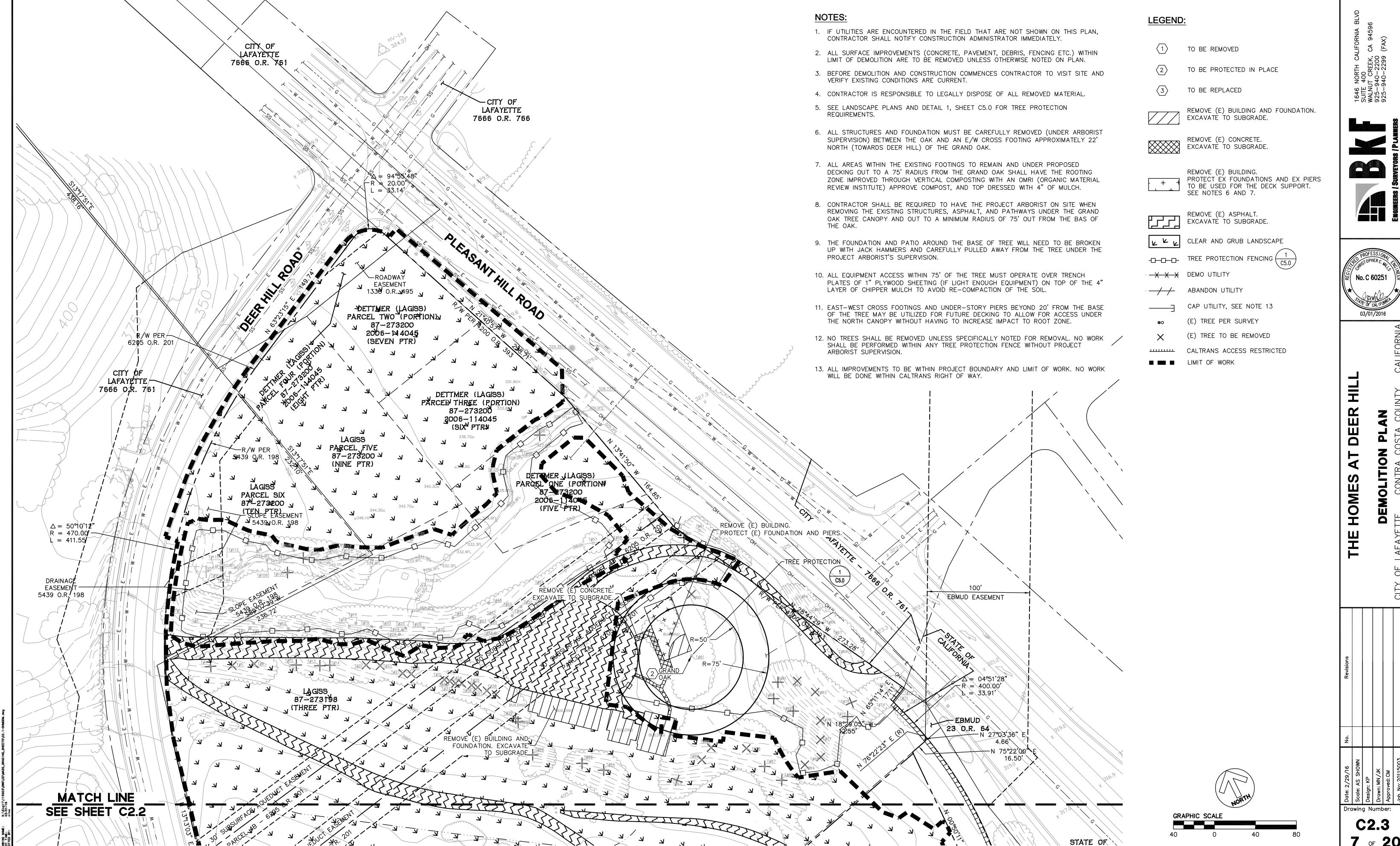


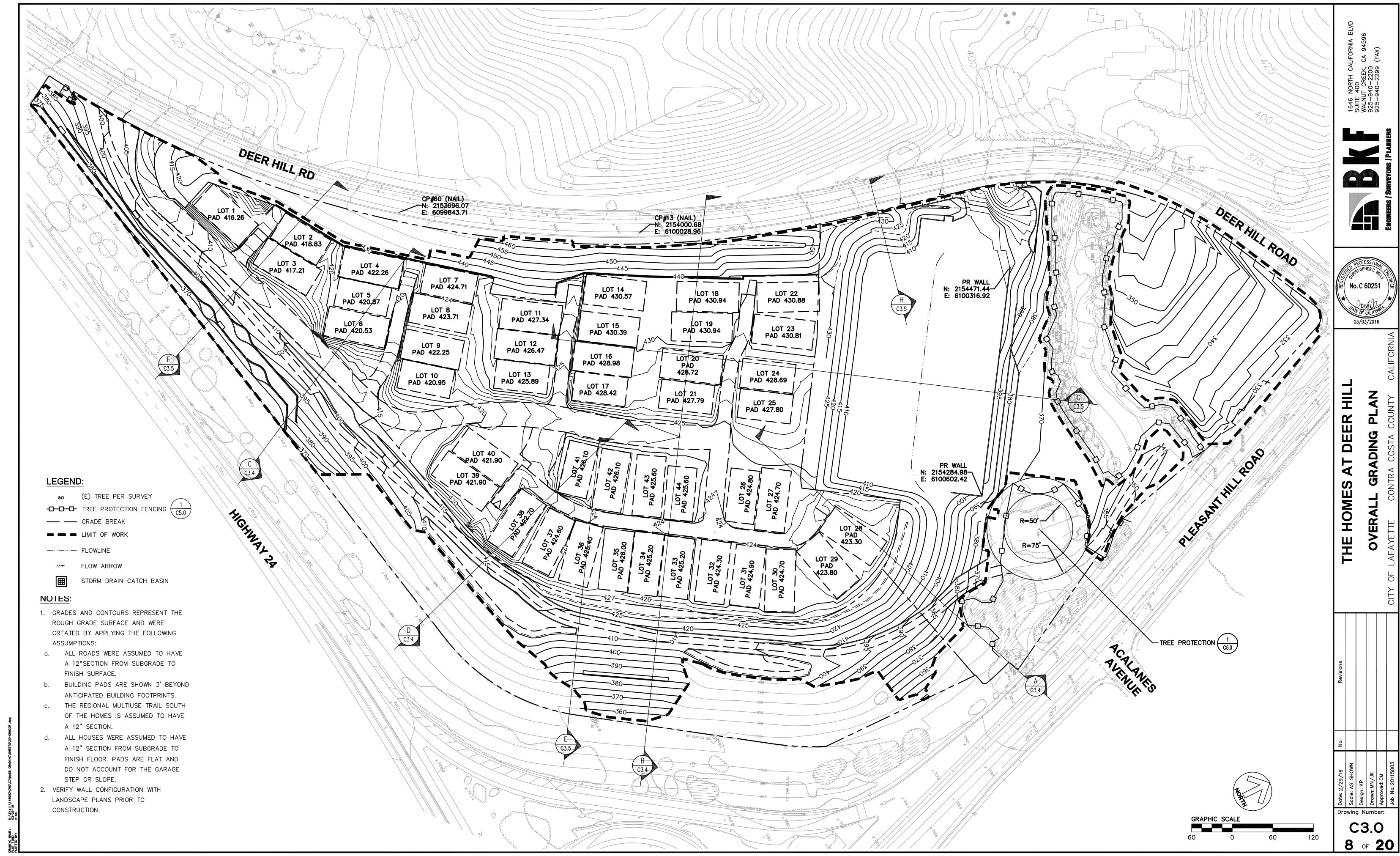


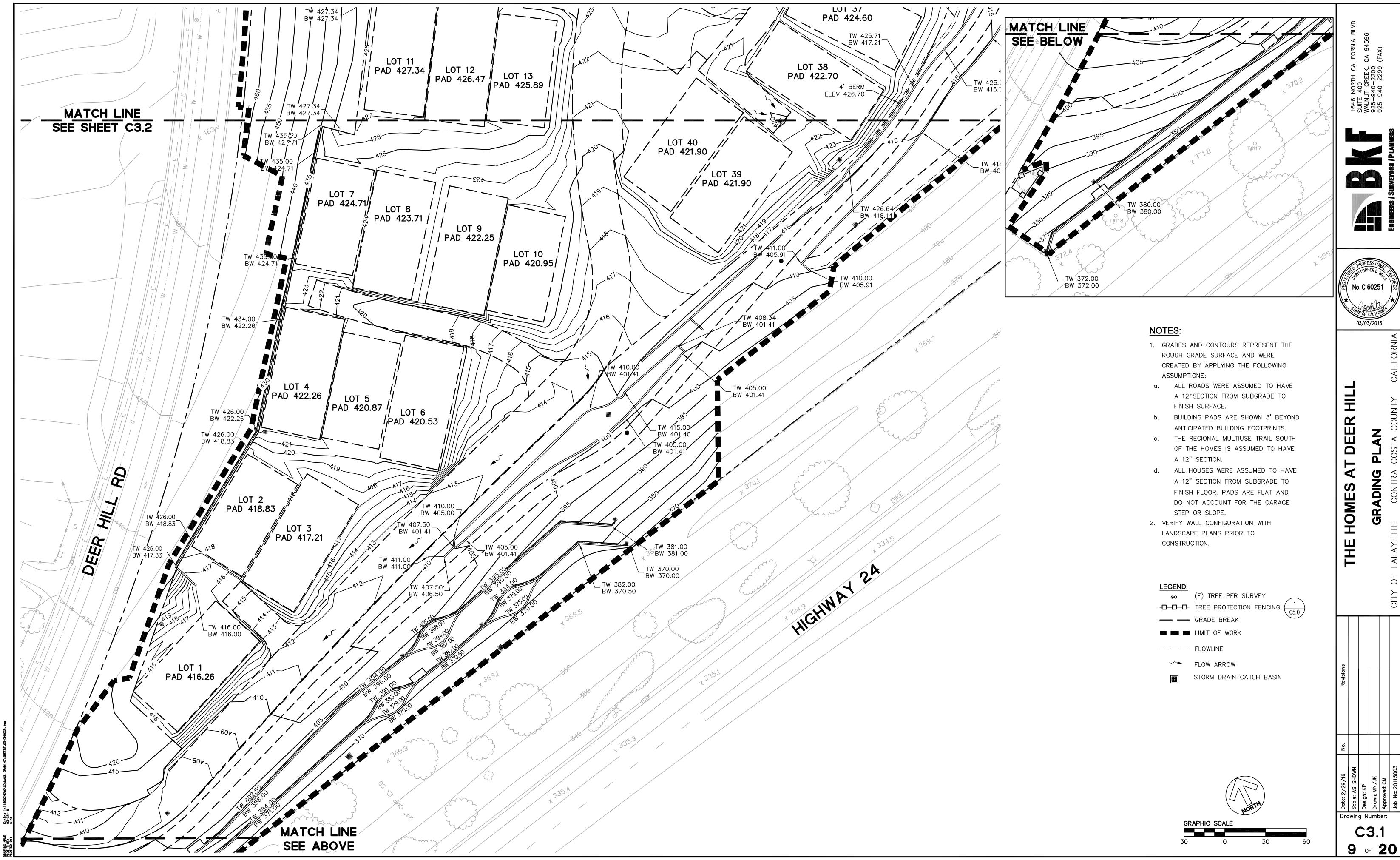


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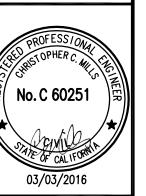


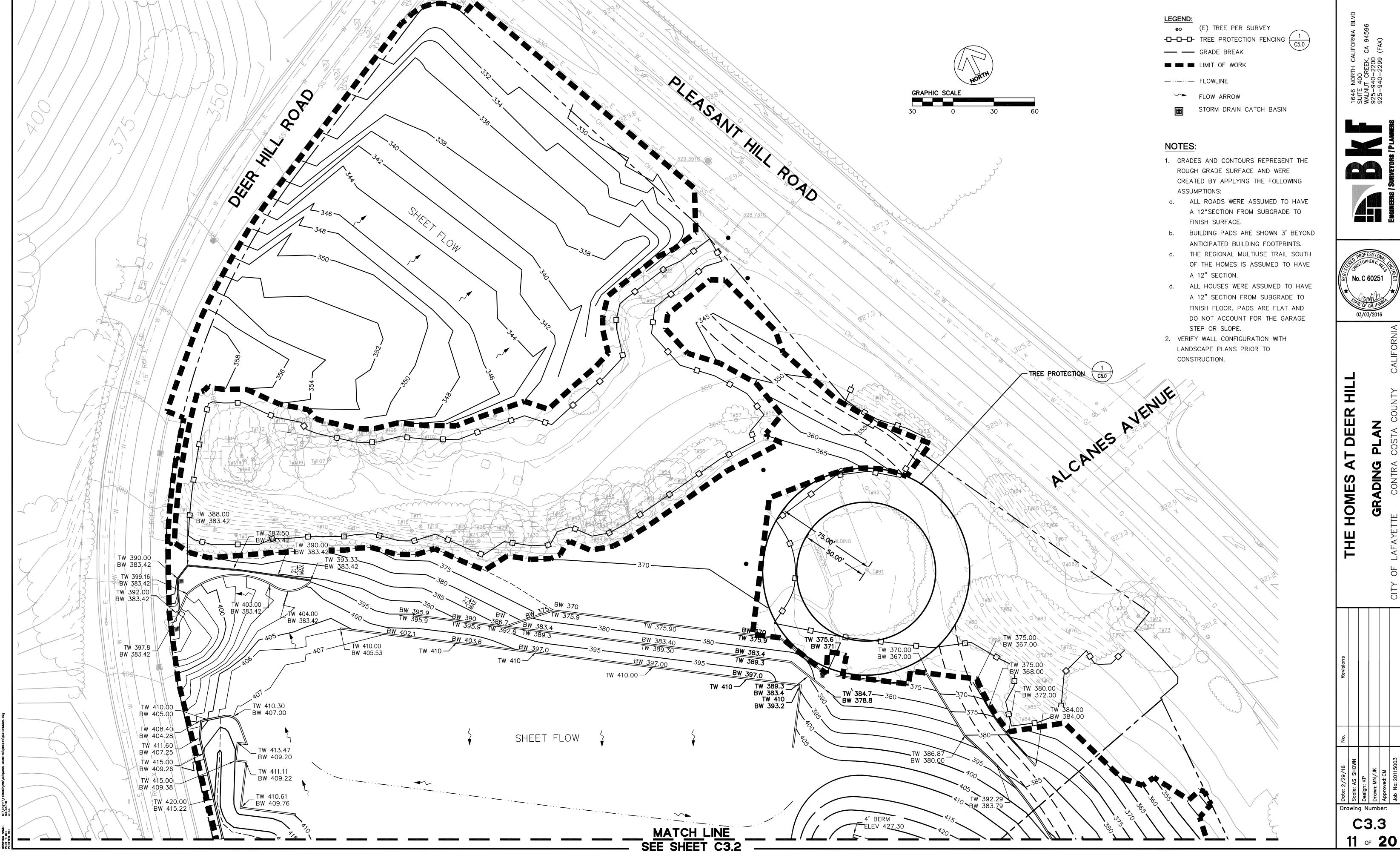




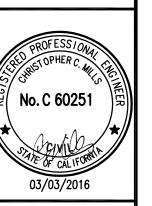


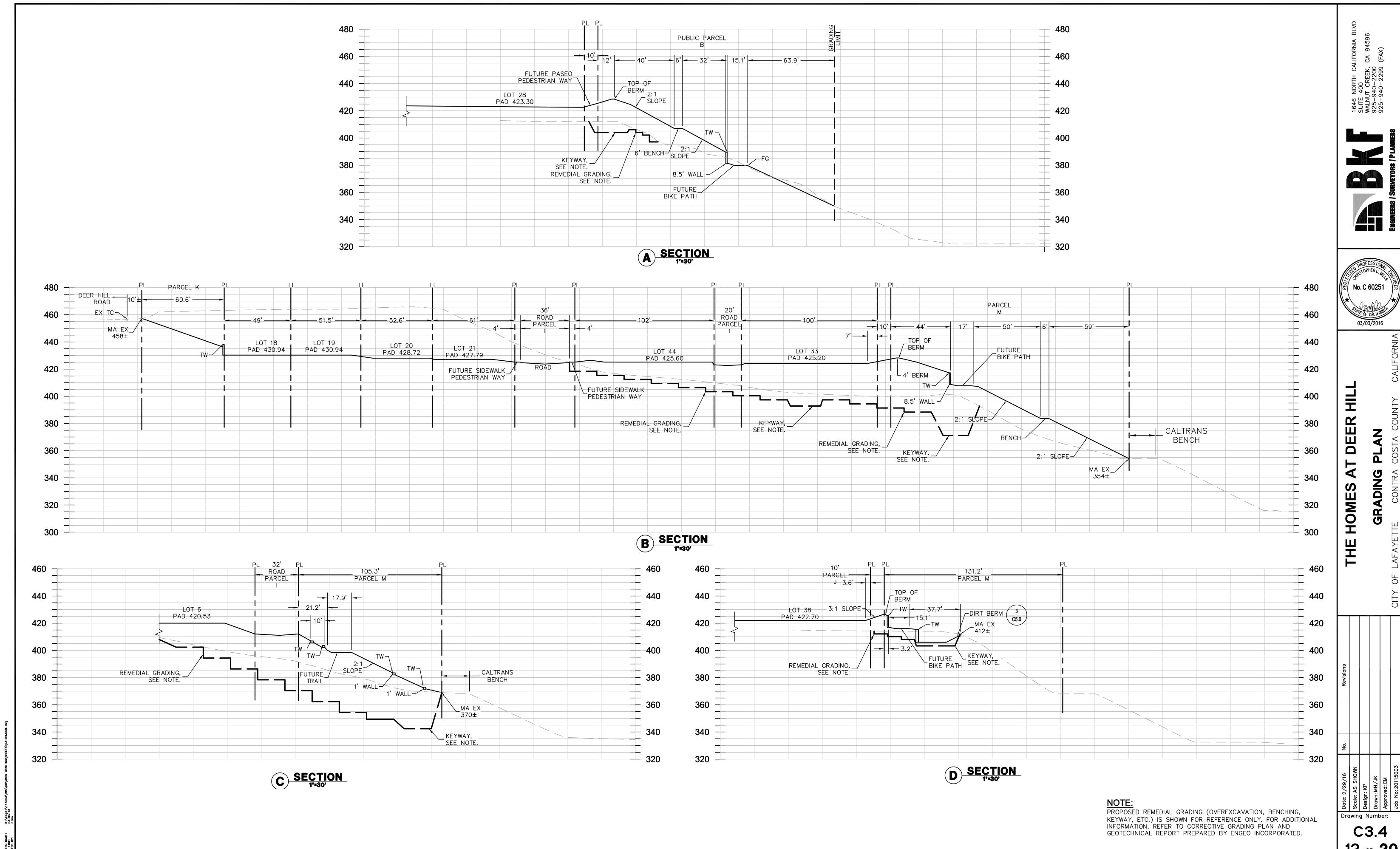


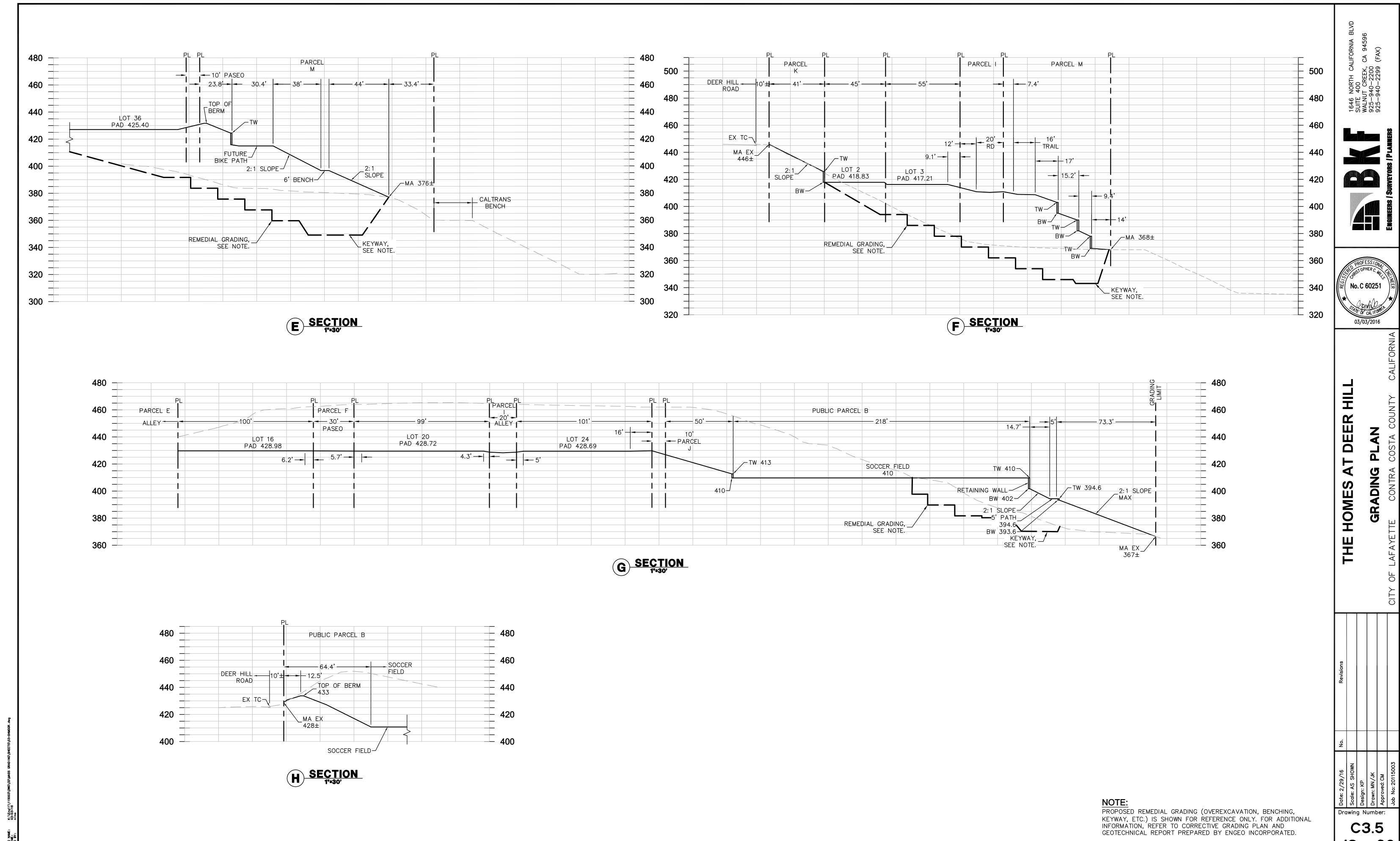


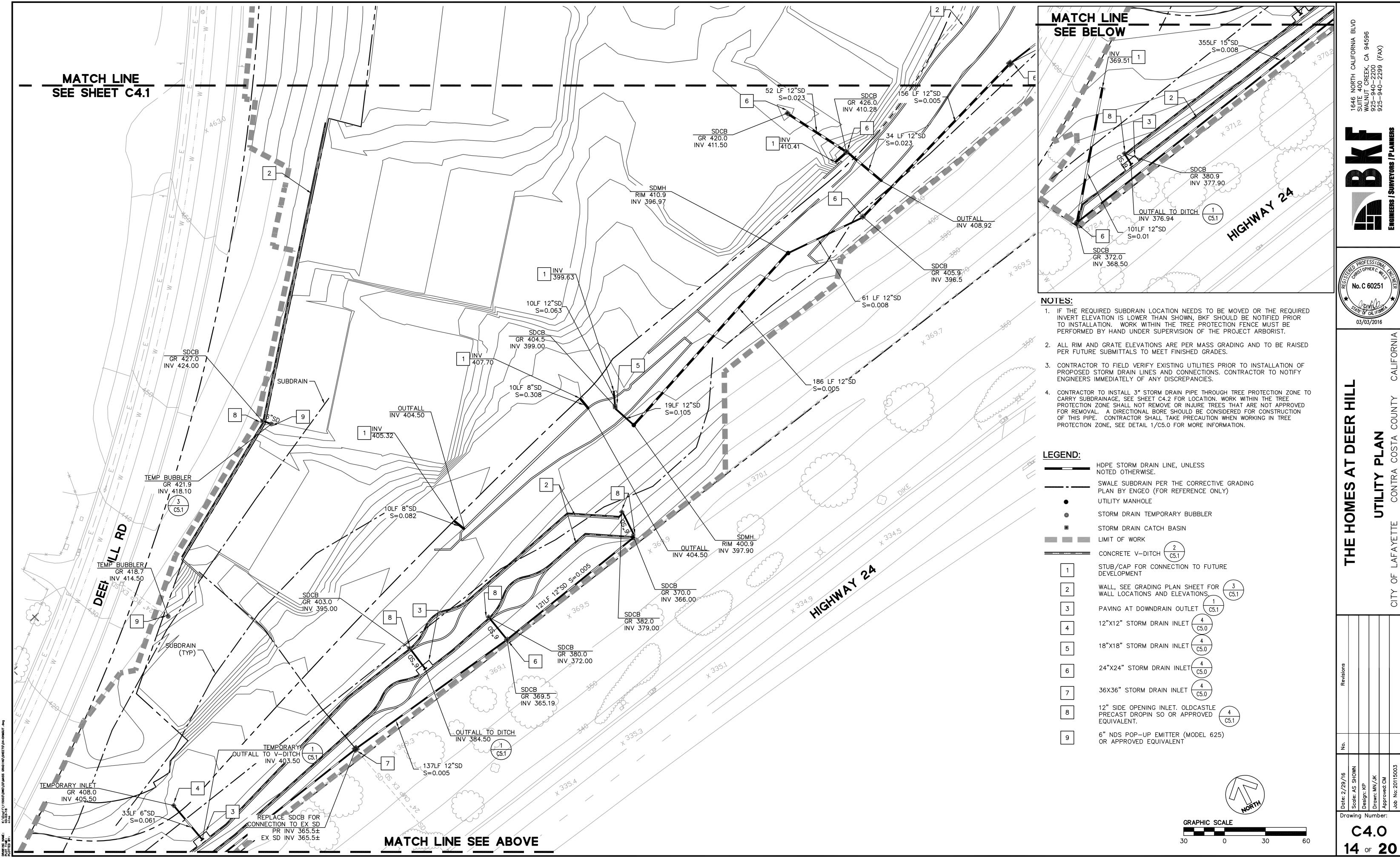


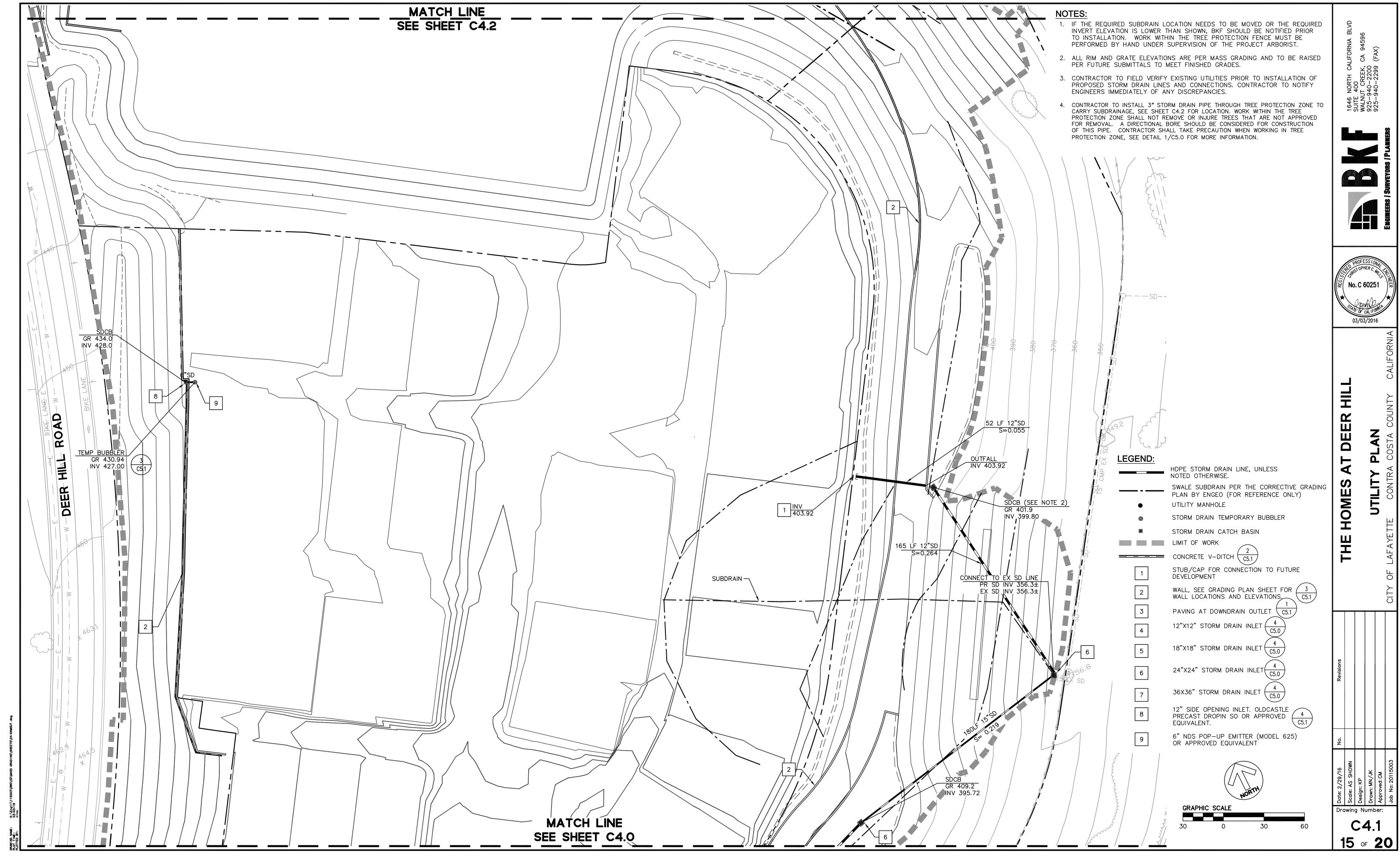


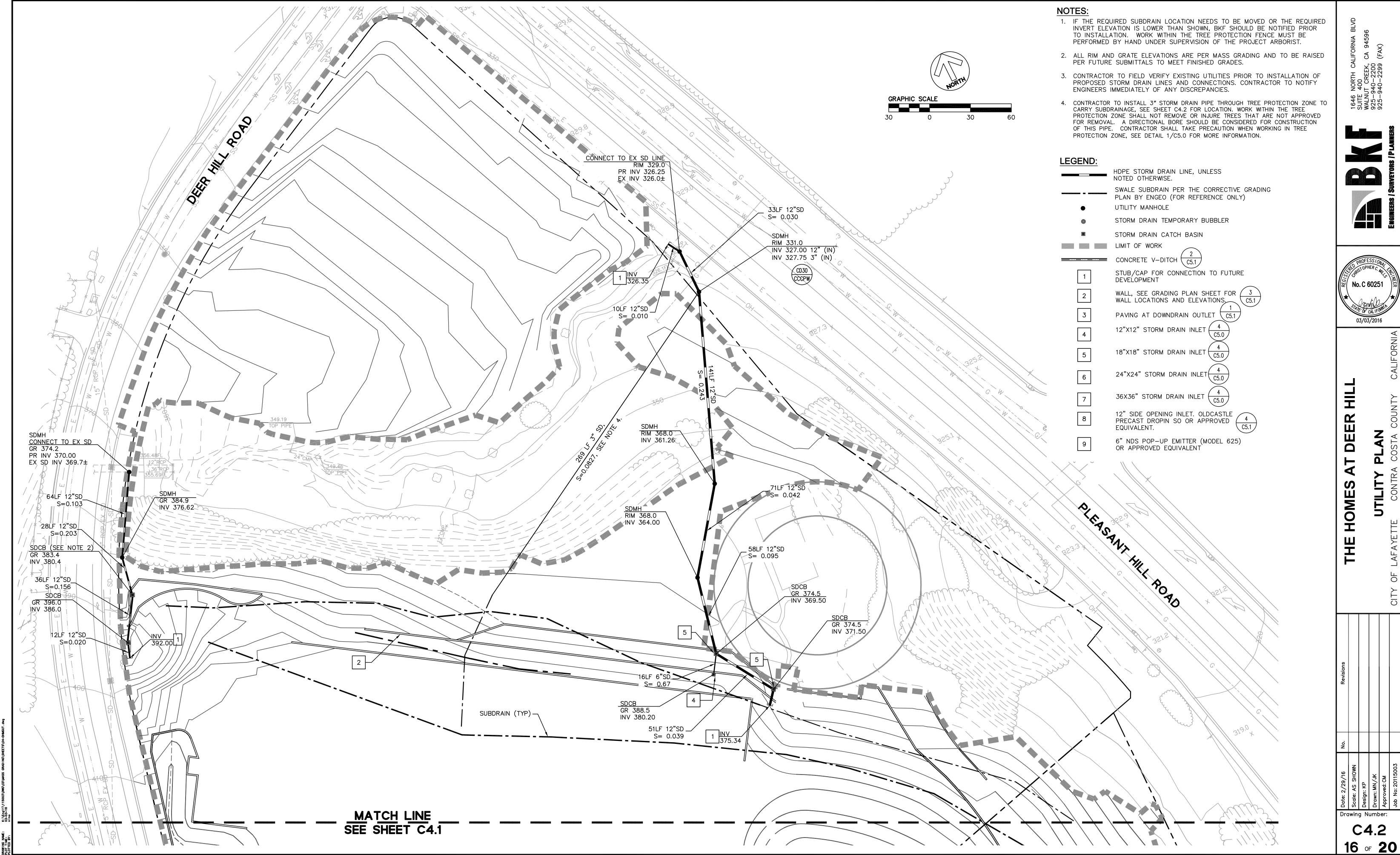












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 INSTALL PROTECTIVE MEASURES AT ALL TREES TO REMAIN AS IDENTIFIED ON THE SITE PLAN. SHOW ALL PROTECTIVE MEASURES ON THE GRADING AND/OR DRAINAGE PLAN AS STATED ABOVE. ALL TREE PROTECTION MEASURES MUST BE APPROVED, IN-STALLED AND INSPECTED BY THE CITY BEFORE ANY CONSTRUCTION MAY BEGIN. ALL EXISTING TREES TO REMAIN ARE TO BE PROTECTED WITH THE APPROPRIATE FOLLOWING MEASURES DURING CONSTRUCTION:

 A SUBSTANTIAL SIX-FOOT HIGH FENCE INSTALLED AT A MINIMUM DISTANCE OF THE DRIPLINE OF THE TREE. THE LENGTH, SPACING, DEPTH AND MATERIAL OF THE POSTS SECURING THE FENCING ARE TO BE DESIGNED TO REMAIN SOLIDLY IN PLACE UNTIL THE FINAL CITY INSPECTION IS MADE. TWO PROTECTION FENCE DETAIL OPTIONS ARE PROVIDED FOR YOUR USE. THE CITY MAY REQUIRE

MODIFICATIONS TO THESE DETAILS DEPENDING ON YOUR PARTICULAR SITE CONDITIONS. HAY BALES AT THE BASE OF THE TRUNK FOR TRUNK PROTECTION AT CRITICAL TREES IN ADDITION TO THE FENCING, IF REQUIRED.

 TIE 2' X 4'S OR OTHER APPROVED MATERIAL TO PROTECT OVERHANGING LIMBS THAT ARE NOT. RECOMMENDED FOR REMOVAL. APPROPRIATE RETAINING WALLS SHALL BE CONSTRUCTED ALONG AND OUTSIDE OF THE DRIP LINE AREA IF GRADE CHANGES APPROACH THE FENCE LINE AND A 2:1 RETURN SLOPE CANNOT BE

CONSTRUCTED. DIRECT ALL DRAIN WATER AWAY FROM THE DRIP LINE AREA.

 TREES WHICH ARE EXCESSIVELY DAMAGED DUE TO INADEQUATE PROTECTION OR NEGLIGENCE BY THE CONTRACTOR ARE TO BE REPLACED AT CONTRACTOR'S EXPENSE. REPLACEMENT WILL BE DETERMINED IN THE SAME MANNER AS MITIGATION PLANTINGS.

NO EQUIPMENT OR MATERIALS SHALL BE STORED INSIDE THE FENCE.

USE EXTREME CARE WHEN CUTTING AND FILLING. TREE ROOTS QUICKLY DRY OUT WHEN A SOIL CUT IS MADE. PROMPTLY APPLY A 4 TO 6 INCH LAYER OF MULCH TO PRESERVE SOIL MOISTURE. REMOVE EXCESS SOIL IMMEDIATELY WHEN FILL IS ADDED BECAUSE ROOTS ARE OTHERWISE SUFFOCATED. NO FILL MAY BE PLACED NEAR THE BASE OF A TREE AT ANY TIME. IF AN OAK TREE LACKS NATURAL FLAIR AT THE TRUNK, PROMPTLY REMOVE ANY FILL MATERIAL TO EXPOSE THE TRUNK'S NATURAL FLAIR AT ORIGINAL GRADE.

DESIGN UTILITIES TO MINIMIZE DISTURBANCE TO TREES. THE FIRST RULE IS TO REPOSITION THE TRENCH FURTHER FROM TREES WHENEVER FEASIBLE. NO UTILITY LINES SHOULD TRAVERSE ANY PORTION OF A DRIPLINE UNLESS THE TRENCHES ARE HAND DUG AND ROOTS ARE TREATED AS THEY ARE EXPOSED. SENSITIVE TRENCHING AREAS MAY REQUIRE THAT THE LANDSCAPE ARCHITECT BE PRESENT TO MONITOR ROOT DAMAGE AND REPAIR MEASURES. REVIEW WITH INSPECTOR BEFORE BEGINNING ANY WORK WITHIN DRIPLINE OF TREES.

ROOT SYSTEM PROTECTION IS ESSENTIAL. MOST ABSORBING ROOTS ARE FOUND NEAR THE OUTER EDGE OF THE DRIPLINE. ANY CONSTRUCTION WITHIN THIS ZONE SHOULD BE CAREFULLY CONSIDERED AND AVOIDED WHENEVER POSSIBLE. NEVER PULL ROOTS WHEN CONTACTED BY CONSTRUCTION EQUIPMENT. THIS BREAKS OFF THE ROOTLETS AND ROOT HAIRS WHICH ARE NEEDED FOR THE TREE TO ACQUIRE NUTRIENTS AND WATER. THIS MUST BE EXPLAINED TO THE BACKHOE OPERATOR BEFORE BEGINNING THE WORK. A LABORER SHOULD BE PRESENT FOR HAND EXCAVATION AS NEEDED. ALSO, A COUPLE YARDS OF SHREDDED MULCH AND WET BURLAP SACKS SHOULD BE ON HAND FOR COVERING DAMAGED ROOTS. TRIM, CLEAN, AND IMMEDIATELY COVER CUT ROOTS SO THEY DO NOT DRY OUT. IF MAJOR ROOTS (OVER 2" IN DIAMETER) ARE ENCOUNTERED, ASSESS THEM FOR STRUCTURAL IMPACTS.

IMPERVIOUS PAVING AND AERATION ROOTS NEED AIR TO GROW AND SURVIVE. THE COMPACTION REQUIRED TO INSTALL MOST PAVING (90-95%) WILL KILL THE ROOTS. AT A MINIMUM, PAVING SHOULD BE KEPT OUTSIDE THE DRIPLINE OF THE TREE. IF PAVING IS ALLOWED, MAXIMUM ALLOWABLE CUT OR FILL IS 6 INCHES. REALIZE THAT THIS MAXIMUM WILL SEVERELY IMPACT THE IN ADDITION, PAVING MODIFICATIONS INCLUDING GAP GRADED GRAVEL, PIER AND GRADE BEAM FOOTINGS, STEEL REINFORCEMENT, OR AERATION BREAKS IN THE PAVING MAY BE REQUIRED.

DO NOT COMPACT SOIL WITHIN THE DRIPLINE OF ANY TREE BECAUSE VIBRATION FROM HEAVY EQUIPMENT DAMAGES THE ROOTS. IF EQUIPMENT ACCESS IS ABSOLUTELY NECESSARY A MULCH LAYER (4-12 INCHES, DEPENDING UPON THE WEIGHT OF THE EQUIPMENT) OF TREE CHIPS OR COCOA HULLS IS TO BE PLACED OVER THE IMPACTED AREA PRIOR TO ALLOWING THE EQUIPMENT TO CROSS OVER THE ROOT ZONE AREA. SCHEDULE WORK SO THAT THE EQUIPMENT IS ONLY REQUIRED TO CROSS THE ROOT ZONE ONCE TO ENTER AND ONCE TO EXIT. LEAVE CHIPS OR HULLS ON THE SITE AS MULCH SINCE REMOVAL MAY CAUSE DAMAGE TO SURFACE FEEDER ROOTS.

WATERING DURING CONSTRUCTION TO MINIMIZE TREE STRESS IS CRUCIAL. WATER WHEN 1/4 OR MORE OF A TREE'S ROOTS HAVE BEEN DISTURBED. SLOWLY APPLY WATER TO IRRIGATE DOWN TO A MINIMUM DEPTH OF 12 INCHES FOR THE FULL OUTER HALF OF THE CANOPY/DRIPLINE AREA. DON'T SOAK AREA IMMEDIATELY ADJACENT TO A TREE TRUNK. WATER ONCE A MONTH DURING THE DRY SEASON (MAY, JUNE. JULY. AUGUST. SEPTEMBER). GIVE ALL TREES NEAR ASPHALT ADDITIONAL WATERING BECAUSE ASPHALT PAVING ABSORBS HEAT WHICH IN TURN RAISES NEARBY SOIL TEMPERATURE AND INCREASES MOISTURE LOSS.

<u>DRAINAGE/EROSION CONTROL</u>

Post and Fabric Fence Options

DO NOT ALTER DRAINAGE PATTERNS. KEEP THE NATURAL FLOW ON THE SITE, IF POSSIBLE. IF IT IS ALTERED, KEEP WATER DIRECTED AWAY FROM THE TRUNKS OF THE TREES TO PREVENT FUNGAL

 Metal stakes with orange construction fencing: Thread a heavy metal cable through the top stake holes. Weave orange fabric every other opening along the vertical stake and wire the fabric 12" on center (o.c) along the horizontal Wood stakes with orange construction fencing or landscape <u>fabric</u>: Staple either fabric, every 6" vertically to 2" diameter — Standard chainlink fencing secured to lodgepole pine stakes and horizontally to a 2x4 top bar. 6'-0" posts. This type of fencing works well metal cable (w/metal stake) or around trees where the topography is 2 x 4" wood member (w/wood stake) relatively level. orange construction or landscape fabric

Chain Link Fence

TREE PROTECTION

GRAND OAK INITIAL MAINTENANCE ASAP

• I RECOMMEND AS SOON AS POSSIBLE, AND WELL BEFORE CONSTRUCTION, TO IRRIGATE THE OAK USING A PORTABLE ROTARY OR OSCILLATING HOSE END SPRINKLER COVERING THE ENTIRE AREA WITHIN THE DRIPLINE AS WELL AS 20' BEYOND WHERE SOIL ACCESS IS AVAILABLE. IRRIGATE UNTIL THE SOIL IS WETTED TO A MINIMUM DEPTH OF 24", AND REPEAT IN 6 WEEK INTERVALS UNTIL FALL LEAF DROP. NOTE. A <u>MINIMUM RADIUS OF 10' OUT FROM THE TRUNK MUST BE KEPT DRY.</u>

• IMMEDIATELY AFTER THE FIRST WATERING, I RECOMMEND THE SAME AREA BE VERTICALLY MULCHED USING A 5" DRILL AUGER TO A DEPTH OF 15" ON 3' CENTERS AND BACKFILL HOLES WITH A REGISTERED COMPOST SUCH AS "GROVER WONDER GROW" FROM AMERICAN SOILS IN RICHMOND.

 FOLLOW VERTICAL MULCHING WITH A TOP DRESSING OF 4-5" OF CHIPPER MULCH TO COMPLETE THE ORGANIC AMENDING. PRUNE TO CLEAN CROWN OF DEADWOOD >2" IN DIAMETER. AND SELECTIVE CROWN REDUCTION ONLY WHERE SCAFFOLDS ARE HEAVY AND A RISK OF FAILING, TO BE DIRECTED BY THE PROJECT ARBORIST.

 AERIAL INSPECT FOR POTENTIAL HIDDEN WEAKNESSES AND ADDRESS IF NECESSARY. INSTALL THREE PROPS UNDER HEAVY LATERALS THAT EXTEND HORIZONTALLY OFF THE SELF PROPPING POINTER BRANCH. PROPPING TO CONSIST OF 2 1/2" DIAMETER HEAVY GUAGE GALVANIZED PIPING ON A CONCRETE BASE, WITH THE THREADED END CAPS LAGGED INTO THE BRANCH. RECOMMEND PAINTING FLAT BLACK FOR AESTHETICS AND LONGEVITY.

 ASSUMING FIRST IRRIGATION OCCURS IN AUGUST 2014 (RECOMMENDED), 2ND FOLLOW—UP IRRIGATION SHOULD OCCUR IN SEPTEMBER.

 PRIOR TO ANY CONSTRUCTION, A TREE PROTECTION ZONE 'TPZ' SHALL BE ESTABLISHED AROUND ALL TREES BEING RETAINED. TPZ'S SHALL BE ESTABLISHED AT OR BEYOND DRIPLINES, FOR TREE #91 THE "GRAND OAK", THE TPZ SHALL BE ESTABLISHED AT 75' FROM THE BASE OF THE TREE 1.5 X'S THE DRIPLINE. WHERE SOIL IS AVAILABLE THE FENCING SHALL BE ATTACHED TO METAL STAKES DRIVEN FIRMLY (18"+-) INTO THE SOIL. STAKING SHOULD BE NO MORE THAN 8' ON CENTER. WHERE ASPHALT OR CONCRETE CURRENTLY EXISTS, POSTS ON PORTABLE STANDS WOULD BE ACCEPTABLE TO ALLOW FOR ASPHALT REMOVAL AND THEN ADJUST BACK TO DRIPLINES. SEE TREE PRESERVATION MAP FOR GENERAL LOCATION OF TPZ FENCING. PA PROJECT ARBORIST TO WORK WITH DEVELOPER FOR EXACT LOCATIONS PRIOR TO INSTALLATION. FENCING SHALL BE POSTED WITH SIGNS STATING TREE PROTECTION ZONE, NOTIFY PROJECT ARBORIST BEFORE ENCROACHING.

 ANY NECESSARY CLEARANCE PRUNING SHALL BE DIRECTED BY THE PA AND PERFORMED BY ISA CERTIFIED TREE WORKERS OR CERTIFIED ARBORISTS. ALL PRUNING SHALL COMPLY WITH ISA PRUNING STANDARDS, AND BEST MANAGEMENT

! TREE REMOVALS #'S 4-6, 12-14, 21, 22, 27, 28, 31-40, 59, 60, 69, 75-90, 93-98, 106, & 107 (48 TOTAL), SHALL BE DONE IN A MANNER TO AVOID DAMAGE TO ADJACENT TREES, NO RIPPING OUT OF STUMPS WITH EXCAVATORS WHERE WITHIN THE DRIPLINE OF A TREE TO BE RETAINED. THOSE STUMPS MUST BE GROUND OUT. WOOD CHIPS FROM REMOVALS SHALL BE USED AS MULCH UNDER TREES TO BE RETAINED. <u>MULCH THICKNESS SHALL BE 3-5"</u> THICK AND KEPT AT LEAST 1FT. CLEAR OF TRUNKS.

• GENERAL, DEMOLITION, AND GRADING CONTRACTORS SHALL HAVE AN ON SITE PRE-CONSTRUCTION MEETING WITH PA TO GO OVER TREE PROTECTION MEASURES, AND CONFIRM TPZ'S ARE IN PLACE.

DEMOLITION PHASE GRAND OAK

• DEMO CONTRACTOR SHALL BE REQUIRED TO HAVE THE PROJECT ARBORIST ON SITE WHEN REMOVING THE EXISTING STRUCTURES, ASPHALT, AND PATHWAYS UNDER THE TREE CANOPY AND OUT TO A MINIMUM RADIUS OF 75' OUT FROM THE BASE OF THE OAK.

 THE FOUNDATION AND PATIO AROUND THE BASE OF TREE WILL NEED TO BE BROKEN UP WITH JACK HAMMERS AND CAREFULLY PULLED AWAY FROM THE TREE UNDER THE PROJECT ARBORIST'S SUPERVISION

· ALL EQUIPMENT ACCESS WITHIN 75' OF THE TREE MUST OPERATE OVER TRENCH PLATES OR 1" PLYWOOD SHEETING (IF LIGHT ENOUGH EQUIPMENT) ON TOP OF THE 4" LAYER OF CHIPPER MULCH TO AVOID RE— COMPACTION OF THE SOIL

• EAST-WEST CROSS FOOTINGS AND UNDER-STORY PIERS BEYOND 20' FROM THE BASE OF THE TREE MAY BE UTILIZED FOR FUTURE DECKING TO ALLOW FOR ACCESS UNDER THE NORTH CANOPY WITHOUT HAVING TO INCREASE IMPACT TO ROOT

· AFTER HOME AND ALL NECESSARY FOUNDATION IS REMOVED, ALL OF THE NEWLY ACCESSIBLE SOIL AREAS WITHIN FOOTINGS AND OUT TO 75' FROM THE BASE OF THE TREE SHALL BE IRRIGATED, VERTICALLY COMPOSTED AND MULCHED AS WAS DONE FOR THE INITIAL MAINTENANCE PHASE. RECOMMEND TOP MULCH BE 6" THICK IN THIS AREA UNDER THE PROPOSED

DECKING TO SUPPORT WORKMAN ACTIVITIES, AND FOR LONGEVITY. OTHER THAN THE ALLOWED DECKING THAT MUST BE ABLE TO UTILIZE EXISTING FOOTINGS AND PIERS, NO OTHER ENCROACHMENTS SHALL BE ALLOWED WITHIN 50' OF THE TREE. IF EXISTING FOOTING CANNOT BE USED. THEN NO DECKING WILL BE ALLOWED WITHIN 50' OF THE TREE. SOME NEW PIERS WOULD BE ACCEPTABLE OUTSIDE THE 50' RANGE ONLY IF N/W OF THE EXISTING HOME FOUNDATION WHERE ROOT ACTIVITY IS LIKELY TO BE MINIMAL. SHALL BE SUPERVISED BY PA>

 FROM 50' TO 75' OUT FROM THE GRAND OAK, NO GRADE CHANGES, TRENCHING OR SOIL COMPACTION IS ALLOWED. SECTION OF BATHROOM PAD ON GRADE, AND DRILLING FOR AERIAL BIKE PATH IN THIS ZONE IS ACCEPTABLE UNDER

GENERAL SITE GRADING & CONSTRUCTION

• ANY ADJUSTMENT OF TPZ FENCING, FOR ASPHALT & STRUCTURE REMOVAL OR GRADING, SHALL REQUIRE CONFIRMATION

 TO MOVE FORWARD WITHOUT PA NEEDED ON SITE, TPZ FENCING MUST BE RE-ESTABLISHED AT OR OUTSIDE THE DRIPLINES, OR AT 75' FOR THE GRAND OAK.

 PEELING BACK ASPHALT OVER ROOT ZONES OF OAKS ALONG EXISTING DRIVEWAY SHALL BE MONITORED BY THE PA. AND DONE IN A MANNER TO AVOID RIPPING OR TEARING SHALLOW ROOTS JUST UNDER ASPHALT.

· SHOULD ANY ROOTS OVER 2" IN DIAMETER BE DAMAGED IN THE DEMOLITION OR GRADING PROCESS, THE PROJECT ARBORIST SHALL BE NOTIFIED, AND ROOTS SHALL BE CLEANLY PRUNED, COVERED AND IRRIGATED. IF ROOTS CANNOT BE

COVERED WITH SOIL, THEY SHALL BE COVERED WITH BURLAP AND WETTED 2X'S A DAY UNTIL THEY CAN BE COVERED. . TPZ'S SHALL BE KEPT CLEAN AND VOID OF EQUIPMENT, FUELS AND OTHER TOXIC MATERIALS, WITH NO STORAGE OF CONSTRUCTION RELATED ITEMS, FILL SOILS, OR SUPPLIES.

TPZ FENCING SHALL REMAIN IN AN UPRIGHT AND STURDY MANNER AT ALL TIMES.

RECOMMEND HAVING THE PA MONITOR SOIL MOISTURE AND CONDITIONS AROUND TREES ON A MONTHLY BASIS.

INSTALLATION OF AERIAL SECTION OF BIKE PATH THROUGH TPZ FOR GRAND OAK

 INSTALLATION OF PIERS FOR BIKE BRIDGE OVER TPZ FOR GRAND OAK TO BE MONITORED BY PA. DRILLING EQUIPMENT MUST BE SUPPORTED BY PLATING OVER A BED OF MULCH WHEN WITHIN TPZ, AND KEPT AS FAR FROM THE TREE AS

PIERS FOR BRIDGE SHALL REMAIN OUTSIDE THE PRIMARY 50' RADIUS FROM THE TREE.

INSTALLATION OF STORM DRAIN BY GRAND OAK

• STORM DRAIN WILL BE 50' FROM THE OAK AT THE CLOSEST POINT. IDEALY I WOULD RECOMMEND ADJUSTING TO OUTSIDE THE 75' PERIMETER IF POSSIBLE.

IF PIPE DEPTH IS BELOW 3', HORIZONTAL BORING WOULD BE ANOTHER LOW IMPACT POSSIBILITY.

 IF OPEN TRENCHING IS THE ONLY ALTERATIVE, THAN A COMBINATION OF CLOSELY MONITORED BACKHOE TRENCHING THAT MAY REQUIRE SOME HAND OR AIRSPADE DIGGING TO GET AROUND ANY ROOTS OVER 2" IN DIAMETER. MUST BE MONITORED BY THE PA.

INSTALLATION OF DECKING WITHIN TPZ FOR GRAND OAK

 THE ONLY ACCEPTABLE LOCATION FOR DECKING UNDER THE GRAND OAK IS WHERE THE EXISTING HOME IS CURRENTLY LOCATED AND AT LEAST 20 NORTH OF THE TREE. EXTENDING THE DECKING OUTSIDE THE DRIPLINE WOULD ONLY BE ACCEPTABLE TO THE NORTH AND WEST OF THE RETAINED FOUNDATION. MUST BE MONITORED BY PROJECT ARBORIST IS

• UTILIZE THE TWO PARALLEL EAST TO WEST FOOTINGS AT APPROXIMATELY 20' AND 50' FROM TREE FOR DECKING SUPPORT. EXISTING PIERS WITHIN THOSE FOOTINGS MAY BE UTILIZED AS WELL. ADDITIONAL FOOTINGS ARE NOT ADVISED. UNLESS BEYOND THE 50' RANGE AND ONLY NORTH AND WEST OF THE EXISTING FOUNDATION.

 DECKING CREW MUST MEET WITH PROJECT ARBORIST PRIOR TO INSTALLATION. WORKING AREA FOR DECKING CREW MUST BE MULCHED PRIOR TO CONSTRUCTION.

 THE COMPLETED DECKING SHALL HAVE A PERIMETER FENCE ON THE OAK SIDE THAT CONNECTS TO A CONTINUAL PERIMETER FENCE AROUND THE OAK AT THE 75' RADIUS TO DISCOURAGE ACTIVITY OFF THE DECKING AND UNDER THE OAK. A SPLIT RAIL FENCE WOULD BE ACCEPTABLE

• NOTE: PORTION OF THE CANOPY OVER DECKING SEEMS TO BE LESS ELONGATED AND BETTER STRUCTURED FOR PEDESTRIANS TO GATHER, HOWEVER, OTHER PORTIONS OF THE CANOPY TO THE SOUTHWEST APPEAR TO BE LESS RELIABLE, MAKING THE PERIMETER FENCING TO CONTROL PEDESTRIAN TRAFFIC, NOT JUST FOR TREE PROTECTION MEASURES, BUT HUMAN PROTECTION AS WELL. TREE WILL NEED TO BE MONITORED OVER DECKING PERIODICALLY FOR MAINTENANCE.

PAVED UNPAVED 90% COMPACT NATIVE SOIL COMPACT SEE NOTE 2 90% COMPACT TOP OF PIPE THAN 3" MAXIMUM NATIVE SOIL SEE NOTE 2 SEE NOTE 2 UTILITY LINE, SEE PLANS

RESTORE EXISTING SURFACE TO EXISTING CONDITIONS

AFTER TRENCH WORK AND COMPACTION IS COMPLETE. 2. NATIVE SOIL SHALL HAVE A MOISTURE CONTENT NOT LESS THAN 3 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT.

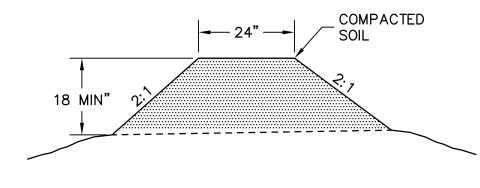
3. COVER FOR ASPHALT AREAS IS DEFINED FROM TOP OF

PIPE TO TOP OF AGGREGATE BASE. 4. COVER FOR CONCRETE AREAS IS DEFINED FROM TOP OF PIPE TO TOP OF FINISHED SURFACE.

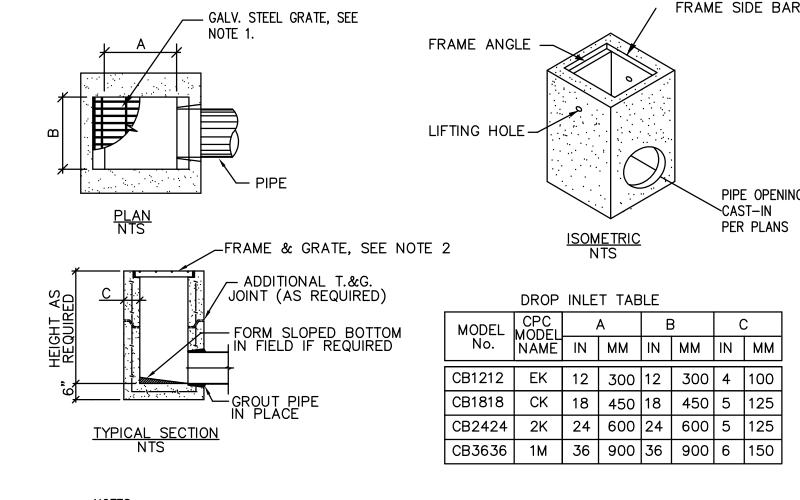
5. WHERE THICKNESS OF FILL EXCEEDS 7 FT, THE PORTION OF FILL BELOW 7 FT SHALL BE 95% COMPACT

6. REFER TO GEOTECHNICAL REPORT, THE HOMES AT DEER HILL, BY ENGEO FOR MORE INFORMATION.







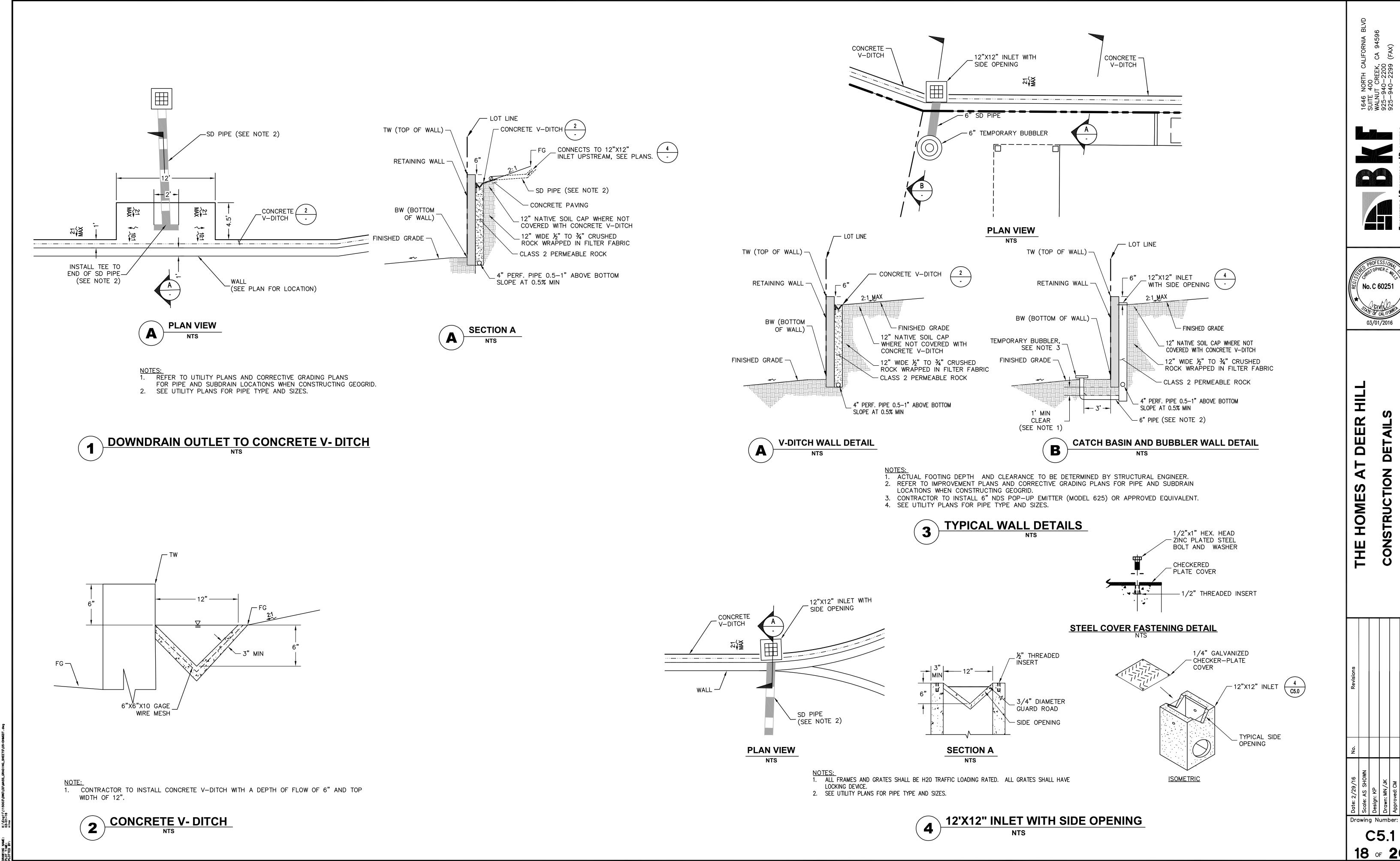


CONTRACTOR TO INSTALL OLDCASTLE PRECAST PRODUCTS OR APPROVED EQUIVALENT ALL FRAMES AND GRATES SHALL BE H20 TRAFFIC LOADING RATED. ALL GRATES SHALL HAVE LOCKING DEVICE.



NATIVE MATERIAL LESS DIMENSION COMPACTED

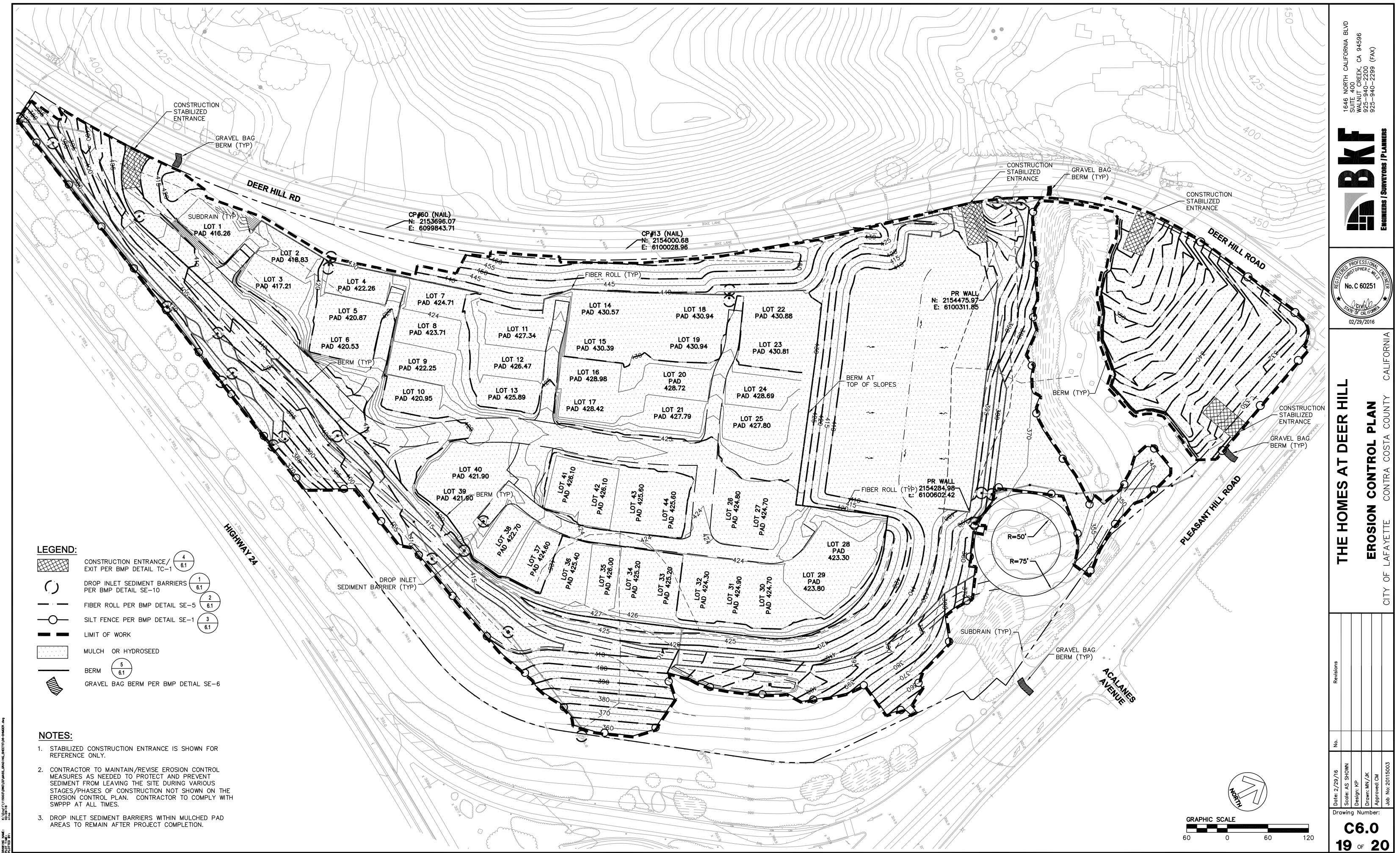
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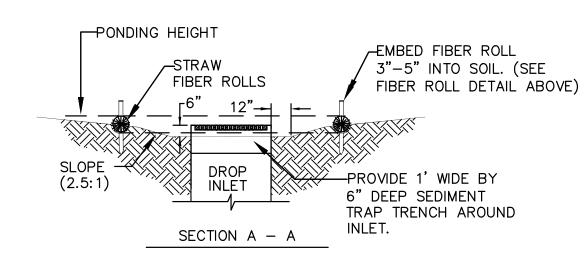
CONSTRUCTION



HOME

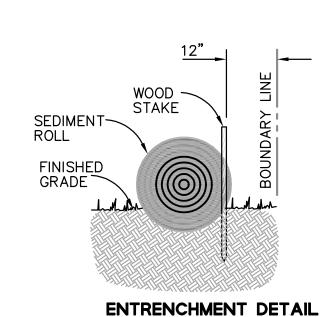
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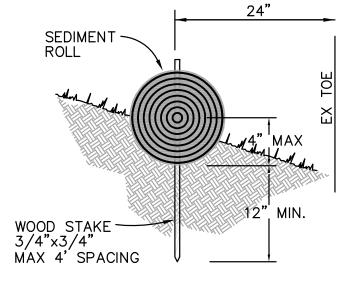
FIBER ROLLS TIGHTLY WRAPED DRAIN -GRATE SEDIMENT TRAP TRENCH. -WOOD STAKES OR METAL REBAR THROUGH ASPHALT. PLAN VIEW



- . DURING THE DRY SEASON (JUNE 1 TO SEPTEMBER 30) USE INSERTS AT ALL DROP INLETS. INSERTS TO BE INSPECTED AND CLEANED WEEKLY AND AFTER EVERY RAIN EVENT.
- EMPTY DROP INLET FILTERS WHEN FILTERS APPEAR TO BE HALF FULL.
- DISPOSE OF TRAPPED SEDIMENT IN ACCORDANCE WITH LOCAL REQUIREMENTS.
- PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. USE REED & GRAHAM, INC. GEOSYNTHETICS STRAW WATTLE FIBER ROLL (COMES IN 9" X 25' ROLLS) OR EQUIVALENT.
- 6. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3"- 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
- 7. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.







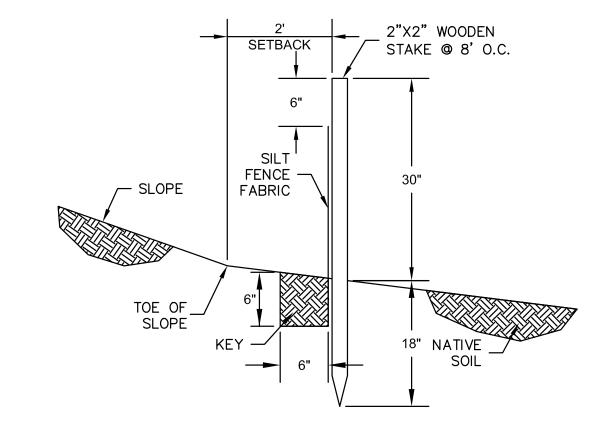
ENTRENCHMENT DETAIL IN SLOPE AREA

INSTALLATION PROCEDURE

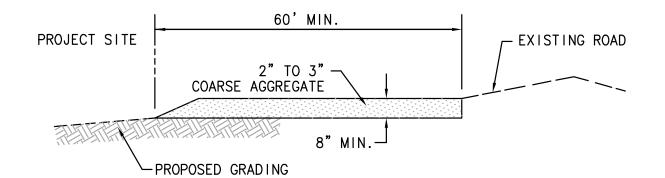
IN FLAT AREA

- 1. FIBER ROLLS ARE TUBES MADE FROM POROUS BIODEGRADABLE FIBER STUFFED IN A PHOTO-DEGRADABLE OPEN WEAVE NETTING. THEY ARE APPROX. 8" DIAMETER.
- 2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 2"-4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. ROLLS SHOULD BE ABUTTED SECURELY TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.
- 3. TYPICAL SLOPE INCLINATION 4:1 (H:V) OR FLATTER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 20 FT.



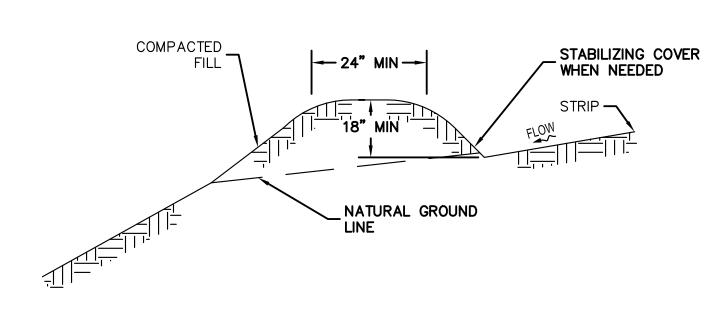




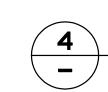


STABILIZED CONSTRUCTION ENTRANCE NOTES

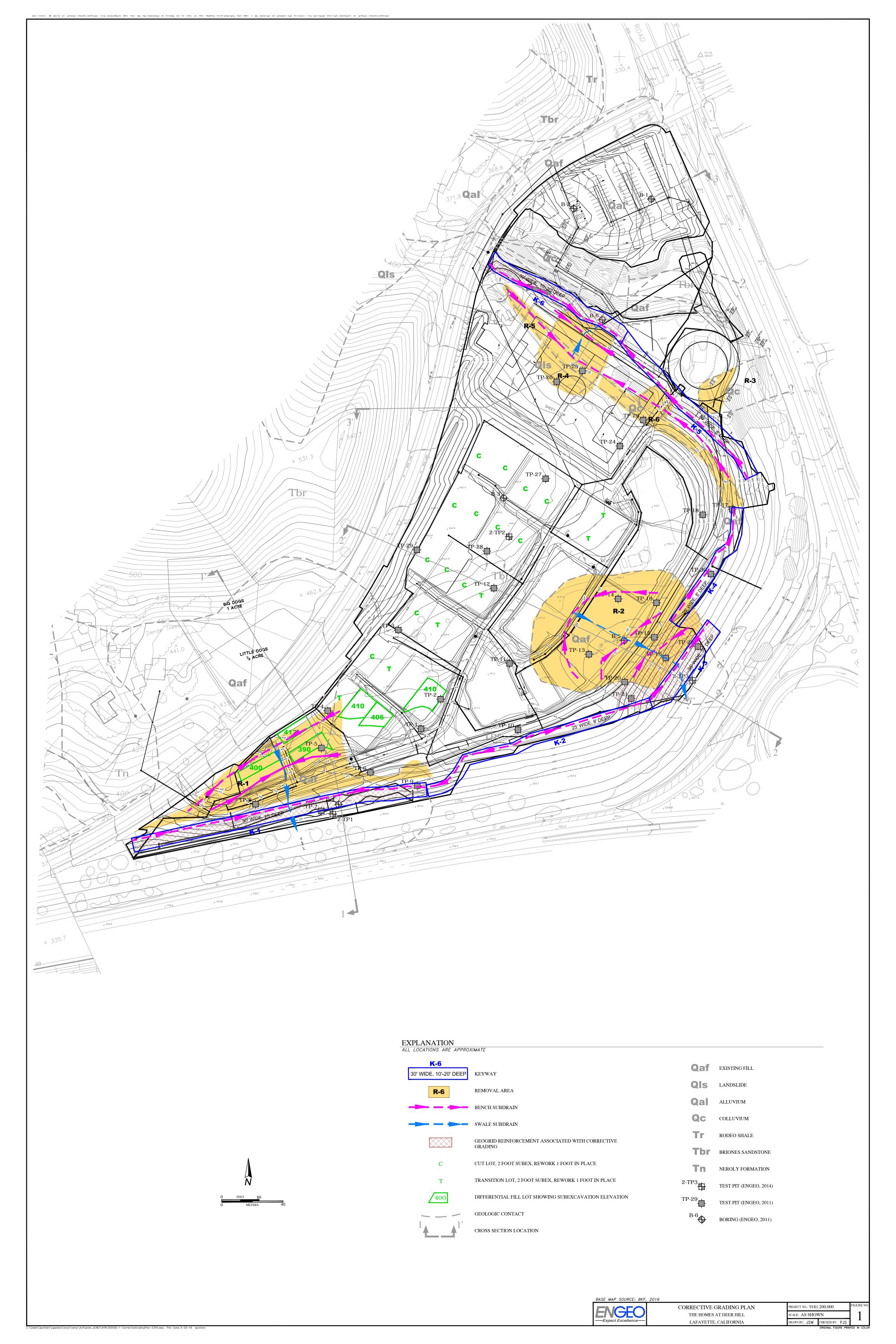
- 1. THE LOCATIONS SHOWN ARE FOR INFORMATION ONLY. ALL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USE TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
- 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. SAND BAGS OR OTHER APPROVED METHODS).
- 3. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 2" TO 3" COARSE
- AGGREGATE. 4. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 8".
- 5. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS (12' MIN).
- 6. THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 60'.

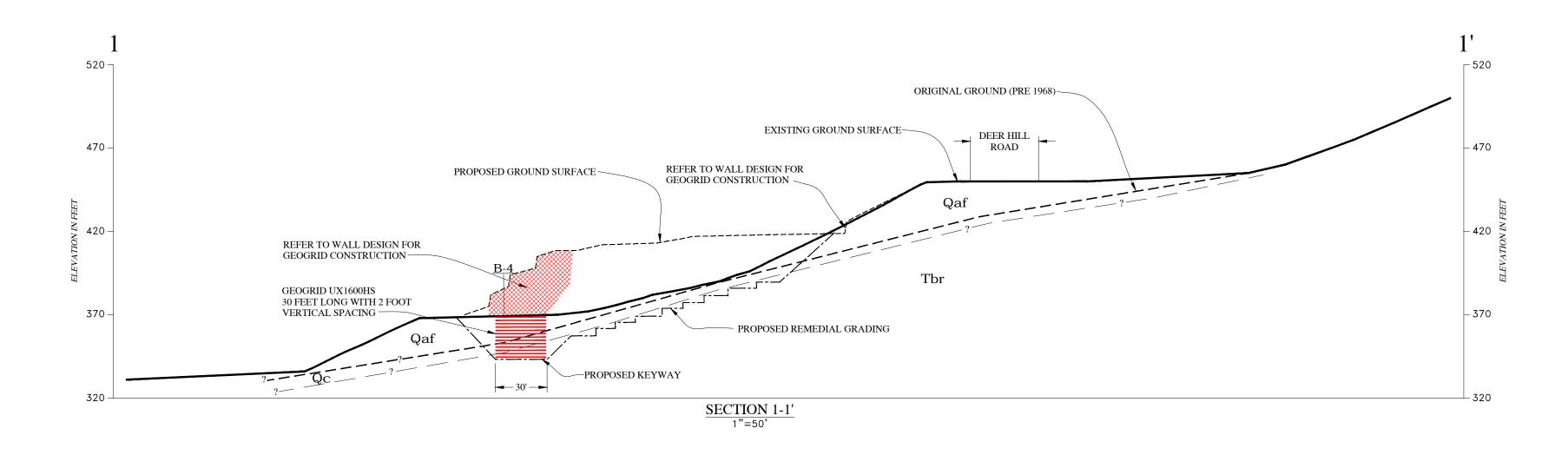


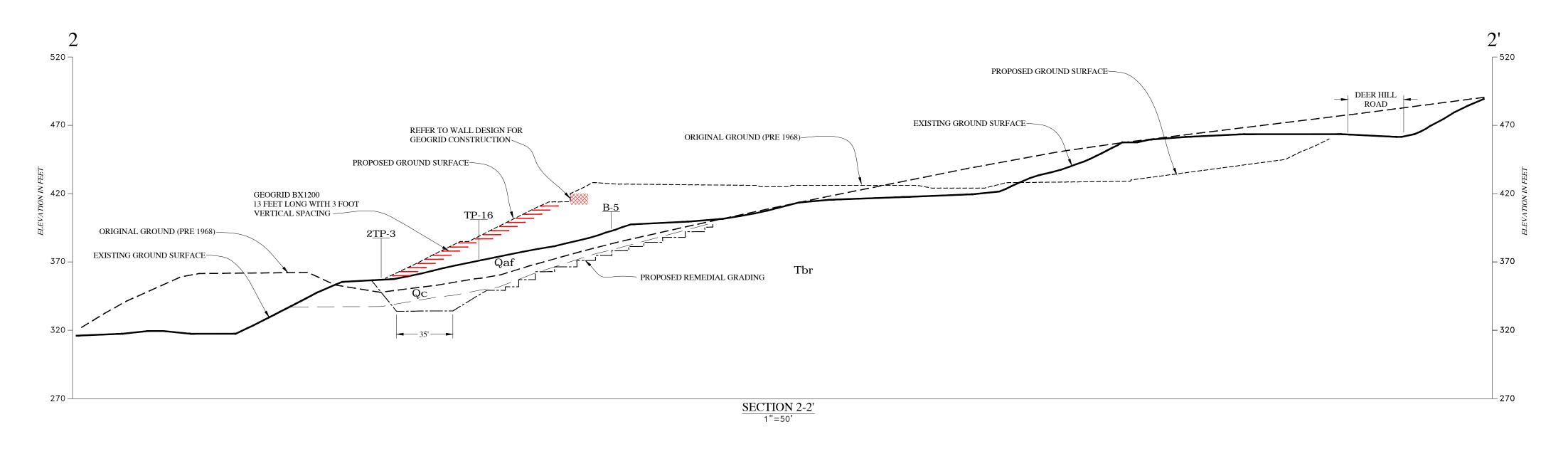
TEMPORARY BERM

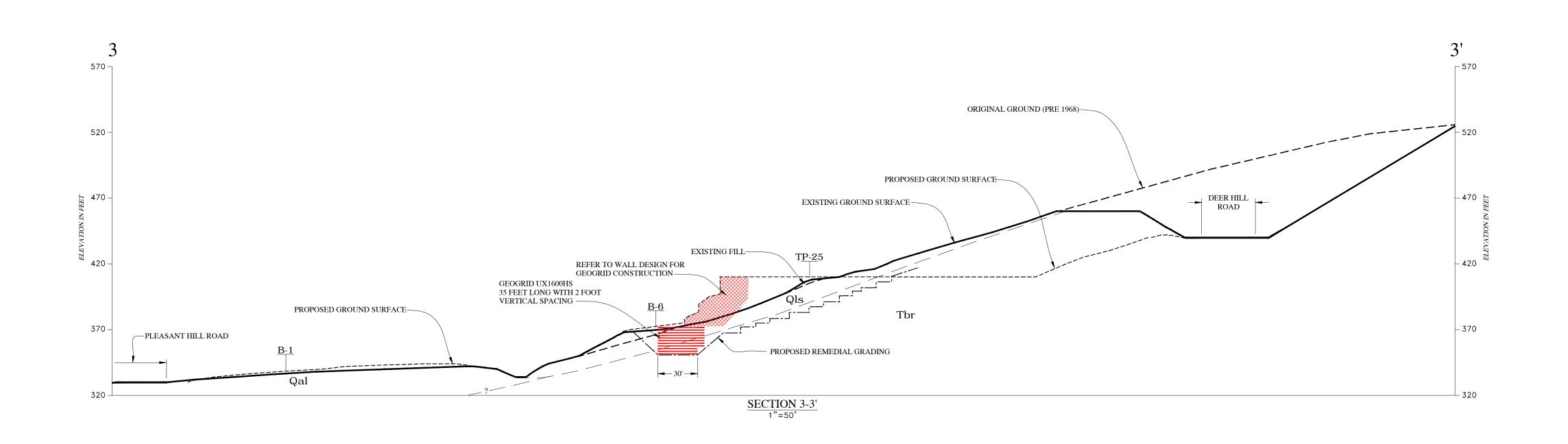


STABILIZED CONSTRUCTION ENTRANCE









PROJECT NO.: 9181.200.000

SCALE: AS SHOWN