P14-0011 AND PUD-101
Exhibit B, Mitigation Monitoring and Implementation Plan
Kottinger Gardens
April 23, 2014

INTRODUCTION

The Kottinger Gardens project (P14-0011/PUD-101) is a 185-unit affordable senior apartment project on a 6.43-acre site located in Pleasanton. The City is the lead agency under the California Environmental Quality Act (CEQA) and an independent consultant has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for this project on behalf of the City and project applicant.

The project addressed by the IS/MND proposes to build 185 new and fully-accessbile apartments in a combination of single-, two-, and three-story buildings. It is expected that 183 of the new homes will be affordable to low-income seniors and the remaining two homes will be reserved for on-site property managers. The proposed development will also include landscaped open space with shared gardens, pedestrian pathways, and a pedestrian crossing on Kottinger Drive. MidPen Housing Corporation will sign a long-term ground lease with the City of Pleasanton, own the improvements, and provide on-site property management, resident services, and programming in the on-site community rooms, resident lounges, and fitness room. Shared laundry facilities with a minimum of one washer/dryer for every ten homes will also be provided on-site for the residents' convenience.

The proposed parking ratio for the proposed project on both sides of Kottinger Drive is 0.8 spaces per unit, which is the same as the current 0.8 spaces per unit at the existing Kottinger Place and represents an increase to the 0.47 spaces per unit parking ratio currently at the existing Pleasanton Gardens. Existing automobile ownership among the current low-income senior residents was used as an indicator to help determine the proposed parking ratio. A total of 149 parking spaces (64 covered) are proposed. Forty-four spaces will be located on the south side of Kottinger Drive, while 105 spaces will be located on the north side. Additionally, 12 existing parking spaces will be maintained at the northernmost end of the proposed project, adjacent to Vineyard Avenue, and will remain dedicated for Kottinger Village Community Park users only (signage will be posted). Limited street parking is available on both Kottinger Drive and Vineyard Avenue.

Existing site access points will be maintained on both sides of Kottinger Drive. The existing driveway at Vineyard Avenue adjacent to the Regalia House will be shifted west, and the existing driveway for 4138 Vineyard Avenue will be removed and replaced with curb and sidewalk. Additionally, the existing bus stop on Kottinger Drive will be removed and a new bus stop with shelter will be constructed for the residents traveling into Downtown or making connections to other routes within the City. The new bus stop location will be east of the existing bus stop, to be more centrally located between both sides of the proposed project. An identified and slightly raised pedestrian crossing connecting both sides of the project on Kottinger Drive will be improved as shown on the plans as well.

The proposed project's site design, buildings, and landscaping were conceived within the context of Pleasanton's historic downtown, which has roots in both the cottage and farmhouse

architectural styles. The buildings downtown are predominantly simple forms with covered front porches that extend the entire width of the home or stoop, lending a sense of symmetry to the building. The materials are generally lap siding with various levels of detailing and trim that is white or a contrasting accent color. The Kottinger Gardens architectural design approach utilizes these fundamental cottage and farmhouse characteristics.

The proposed project will include one, 78,010 square-foot, three-story building (36 feet tall max.), and nine separate single-story buildings ranging in size from 2,830 to 5,800 square feet and 16 to 18 feet tall on the current Kottinger Place, Vineyard Avenue, and Regalia Parcels north of Kottinger Drive. There are a total of 131 homes on this portion of the site, including 126 one-bedroom and 5 two-bedroom homes. One, 31,600 square-foot, two-story building (30 feet tall max.) and four separate single-story buildings ranging in size from 1,430 to 8,850 square feet and 16 to 18 feet tall will be located on the current Pleasanton Gardens parcel south of Kottinger Drive. There are a total of 54 homes on this part of the site, including 50 one-bedroom and 4 two-bedroom homes.

The apartments are designed to include storage, private patios/balconies, Green Building Measures, and accessibility features to help resident's age-in-place and live independently for as long as possible. A typical one-bedroom home is 584 square feet and a two-bedroom home is 842 square feet.

Shared indoor amenities include community rooms on both sides of the street for resident gatherings, resident lounges with computers, a fitness room for group exercise classes, and on-site resident services programming and coordination.

The proposed project site is relatively level. Except for minor grading, the applicant is proposing to generally maintain the existing grades on the entire site. Parking lot and roof drainage would drain into bioretention areas (vegetation-lined swales) and biofiltration planters that would filter contaminants from the parking lot and roof drainage before entering the adjacent City storm drain systems on Kottinger Drive and Vineyard Avenue, as well as the adjacent creek.

The landscape design provides a hierarchy of outdoor spaces ranging from public to private, seeking to foster a healthy senior community by facilitating social interaction. This hierarchy provides a variety of opportunities for residents to interact with the outdoor space at different times during the day or year. There are a variety of outdoor spaces programmed for relaxing, socializing, and recreation. These include large common open spaces adjacent to the community rooms on both sides of Kottinger Drive, as well as a patchwork of courtyards and shared vegetable gardens. Each upper floor home has a private deck, which overlooks gardens and toward the surrounding hills and horizon.

Most existing on-site trees are proposed for removal. In some cases, the final location of the homes was adjusted to protect the most healthy and prolific trees, making them focal features scattered throughout the project. Using the Arborist's Report as a guide (Exhibit I), the applicant evaluated each existing tree to determine overall suitability for the proposed project. Each tree's location, species, size, and health was taken into consideration. Of the 146 trees evaluated on-site, 22 trees (15 Heritage Trees) will be retained and 124 (45 Heritage Trees)

will be removed. The landscape plan proposes to plant approximately 100 new trees on the subject site.

Plant materials are intended to provide seasonal interest and the plant palette reflects the architectural character. In addition to the common gardens, a private porch or balcony can accommodate garden ornamentation, and provide an opportunity for residents to personalize their individual space. An automatic water-efficient irrigation system, Bay-Friendly landscape practices for healthy soil and water conservation, and selection of plants that are well-adapted to the local climate and setting will aid overall long-term maintenance.

An internal path system will link to the perimeter Kottinger Village Community Park trail at multiple locations, encouraging residents to access and enjoy park amenities. While it is important to integrate with the park, it is also important to clearly distinguish the Kottinger Gardens open space system and paths. Where the internal path system intersects with the public path on the perimeter, the landscape portals will be designed to distinctly identify these private pedestrian entries.

The proposed project will involve a limited amount of temporary resident relocation to accommodate the new construction. In order to minimize the number of households who will need to move off-site in order to build the new homes, the construction will be phased. This will allow a majority of residents to stay in their current homes until their new home is constructed and ready for move-in. The first phase is expected to occur on the Vineyard Avenue Parcel, Regalia Parcel, and a portion of the Kottinger Place Parcel. The second phase would include the remainder of the Kottinger Place Parcel and the entire Pleasanton Gardens Parcel.

When a lead agency approves a project that it has found to have the potential to result in one or more significant impacts, it adopts mitigation measures in the form of changes or alterations incorporated into the project that would avoid or substantially lessen those impacts. Generally, the mitigation measures are put into effect by enforcement of permit conditions, agreements, or other instruments. In the case of Kottinger Gardens, the mitigation measures and implementation mechanisms generally parallel those of the original project and that these impacts will be mitigated to a less-than-significant-impact.

The lead agency is required by California law (Public Resources Code Section 21081.6) to adopt a reporting or monitoring program to ensure that the mitigation measures are implemented. Monitoring provides for ongoing project oversight to ensue that project compliance is checked on a regular basis during (and, if necessary, continuing after) compliance. (CEQA Guidelines Section 15097(c)).

The Mitigation Monitoring and Implementation Plan (MMIP) presented in the following table addresses the specific topic areas discussed in the IS/MND for this project. Each mitigation measure is identified and the location of the full discussion of the measure in the IS/MND documents is provided. The MMIP sets forth the mitigation measure, the party responsible for implementing the mitigation measure, the timing of implementation, and the monitoring agency and action required for each mitigation measure incorporated into the proposal.

MITIGATION MONITORING AND IMPLEMENTATION PLAN

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Monitoring Agency/Action
1. Air Quality			
AQ1. Water all active construction areas as needed to minimize dust. AQ2. Cover all trucks hauling soil, sand, and other loose materials. AQ3. Apply water as needed, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the construction site. AQ4. Sweep daily (using water sweepers, as necessary) all paved access roads, parking areas and staging areas on construction site as directed by the City Engineer. AQ5. Sweep streets as necessary (with water sweepers) if visible soil material is carried onto adjacent public streets, as directed by City Engineer.	Project applicant.	The dust control plan shall be submitted to the Planning Division for review and approval prior to the first building permit approval.	The Planning Division for ensuring that the dust control plan is attached to the approved building plans, and the Building Divisions for ensuring that the dust control plan is implemented with the site grading.
2. Cultural Resources			
CR1. There is the possibility that buried archaeological materials could be found. If buried materials are encountered, all soil disturbing work should be halted at the location of any discovery until a qualified archaeologist completes a significance evaluation of the find(s) pursuant to Section 106 of the National Historic Preservation Act (36CFR60.4). Prehistoric archaeological site indicators expected within the general area include: chipped chert and obsidian tools and tool manufacture waste flakes; grinding and hammering implements that look like fist-size, river-tumbled stones; and for some rare sites, locally darkened soil that generally contains abundant archaeological specimens. Historical remains expected in the general area commonly include items of ceramic, glass, and metal. Features that might be present include structure remains (e.g., cabins or their foundations) and pits containing historical artifacts.	Project applicant.	Ongoing during construction.	The Planning Division for response in the event an archeological find is reported.
CR2. In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and shall follow the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease	Project applicant.	Ongoing during construction	The Planning Division for response in the event an archeological find is reported

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Monitoring Agency/Action
within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.			
3. Geology and Soils			
G1. Follow all recommendations in the Geotechnical Investigation for Kottinger Residential Development, 240 & 251 Kottinger Drive, 4138 Vineyard Avenue, Pleasanton, California prepared by AMSO Consulting Engineers and dated March 8, 2013 and found in Appendix D of the Mitigated Negative Declaration for the project.	Project applicant.	Review of the improvement plans for public improvements and/or review of the building permit plans for the structures.	The Building Dvision for building and site design and inspections and the City Engineer for improvement plans and inspections.
4. Hazards and Hazardous Materials			
HZ1. Prior to the demolition of the existing structures on site, the amount and extent of any Asbestos-Containing Building Materials (ACBMs) and/or lead-based paint (LBP) should be ascertained and all hazardous materials found to be present should be properly handled, removed, recycled, and/or disposed of by properly certified contractors using approved methods in accordance with all applicable federal, state, and local regulations.	Project applicant.	Prior to issuance of demolition permits.	The Building Division shall review and approve the demolition and abatement plans.
5. Hydrology and Water Quality			
H1. The project will be required to implement Hydrograph Modification Management (HM). With HM, the project therefore must include in the design of its storm drainage system detention measures, using the Bay Area Hydrologic Model (BAHM) program that must be sized to control the flow and duration of the storm water runoff.	Project applicant.	Prior to issuance of construction permits.	City Engineer will review plans and calculations.
H2. During project review, the applicant must prepare a maintenance plan and enter into an operation and maintenance agreement with the municipality to identify and record the party responsible for long-term maintenance of HM controls and stormwater treatment measures.	Project applicant and City.	Prior to issuance of construction permits.	City Engineer will draft, execute, and record agreement.
WQ1. It is the responsibility of the applicant to comply with Federal, State, and local water quality standards and regulations. In order for the County and the applicant to comply with the Alameda Countywide Clean Water Program's (ACCWP) National Pollutant Discharge Elimination System (NPDES) Municipal Storm Water Permit issued by the San Francisco Bay Regional Water Quality Control Board, water quality protection must be implemented both during construction and after construction.	Project applicant.	Prior to issuance of construction permits.	City Engineer will review plans.

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Permanent measures to protect water quality will reduce pollution that is commonly produced from the creation of new impervious surfaces such as roads and rooftops. The applicant shall provide measures to prevent discharge of contaminated materials into public drainage facilities both during construction and post-construction periods. The primary references for providing stormwater treatment are "ACCWP C.3 Stormwater Handbook" and the "California Best Management Practices (BMP) Handbook for New Development and Redevelopment, 2003".			
WQ2. Projects with disturbances greater than one acre must file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) per the regulations of the General Construction Activities NPDES permit. The SWRCB will require the preparation of a Storm Water Pollution Prevention Plan (SWPPP). The NOI and the SWPPP must be submitted prior to issuance of a grading permit and prior to any land disturbance of on the site. The SWPPP will include specifications for best management practices (BMPs) that will be implemented during project construction to minimize the potential for accidental releases or contamination, and to minimize runoff from the construction areas, including storage and maintenance areas and building materials laydown areas. Measures should include dust control, such as water spraying or application of dust suppressants, and gravel covering of high traffic areas, temporary storage of excavated soil material, and controls on the release of groundwater generated by dewatering. The SWPPP will also include a description of a plan for communicating appropriate work practices to field workers and a plan for monitoring, inspecting and reporting any release of hazardous materials.	Project applicant.	Prior to issuance of construction permits.	City Engineer will review plans and ensure SWPPP is adequate.
WS1. In consultation with the City of Pleasanton's Operations Services Department, abandon the existing 16" water main that runs from Kottinger Drive down the center of the site to Vineyard Avenue and upgrade the existing water main running under First Street to current water main standards and connect to Vineyard Avenue. .	Project applicant and City.	Prior to issuance of construction permits.	City Engineer will facilitate abandonment.
6. Land Use and Planning			
E1. Combine parcel containing 4153 Regalia House also known as 4136 Vineyard Avenue with Assessor's Parcel Number 094-0095-034.	Project applicant.	Prior to issuance of first building permit.	Planning Division and Engineering Division process and record application.
E2. Obtain a General Plan Amendment (GPA) and Planned Unit Development (PUD) designation approval for all subject parcels.	Project applicant.	Prior to issuance of first building permit.	Planning Division process of application.

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Monitoring Agency/Action
7. Noise			
N1. Windows/doors within 60 feet of the center of Vineyard Avenue and having direct line of sight to the roadway should be 24 STC or greater to achieve an interior noise level of below 45 dBA Ldn.	Project applicant.	The Planning Division shall review the building permit plans prior to issuance of a permit.	Building Division shall monitor implementation during building and site construction.
N2. All units within 100 feet of the centerline of Vineyard Avenue should be mechanically ventilated so that windows can be kept closed at the occupant's discretion to control noise.	Project applicant.	The Planning Division shall review the building permit plans prior to issuance of a permit.	Building Division shall monitor implementation during building and site construction.
8. Population and Housing			
U1. The project will involve relocation of residents. The project will be subject to the Uniform Relocation Act (46 U.S.C. § 4600 et seq.), passed by Congress in 1970, its implementing regulations (49 C.F.R.) Part 24); the California Relocation Assistance Law, California Government Code Section 7260 et seq (the "CRAL") and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. (jointly the "Rules and Regulations"). A conforming relocation plan has been developed and is being implemented.	Project applicant	Prior to demolition of the first building and ongoing throughout construction phasing.	City Housing staff.
9. Transportation and Circulation			
TR1.On-street parking shall be prohibited for 50 feet on either side of the proposed driveway on Kottinger Drive and 50 feet west of the existing driveway on Vineyard Avenue to maintain clear sight lines and reduce potential conflicts between the existing and proposed driveway.	Project applicant	Prior to the occupancy of the first building.	City Traffic Engineer for the review of construction drawings and completion of the improvements.
TR2. Periodic maintenance, including trimming of the vegetation on both sides of the project driveways on Kottinger Drive and Vineyard Avenue, shall be undertaken to maintain clear sight lines.	Project applicant	Ongoing	City Traffic Engineer to monitor ongoing maintenance.