CALA

GREATER VALLEJO RECREATION DISTRICT

FRANKLIN RECREATION CENTER PARK

PROJECT UPDATE

10/06/2026

UPDATED: 11/06/2026



PROJECT UPDATE

10/06/2026
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- **100% plans and specifications completed 9/22**
- **Final agency review and approvals underway.**
- **Final Bid set submittal in November** pending permit approval (VFWD)
- **Project on schedule for bidding this fall**
- **Project currently exceeds existing grant funding.** Strategies developing to match final bid to available funding upon award of project.
- **Construction contract award** targeted for January 2027. Date of next Board review and action. Construction estimated to be complete by end of 2027



PROJECT DEVELOPMENT

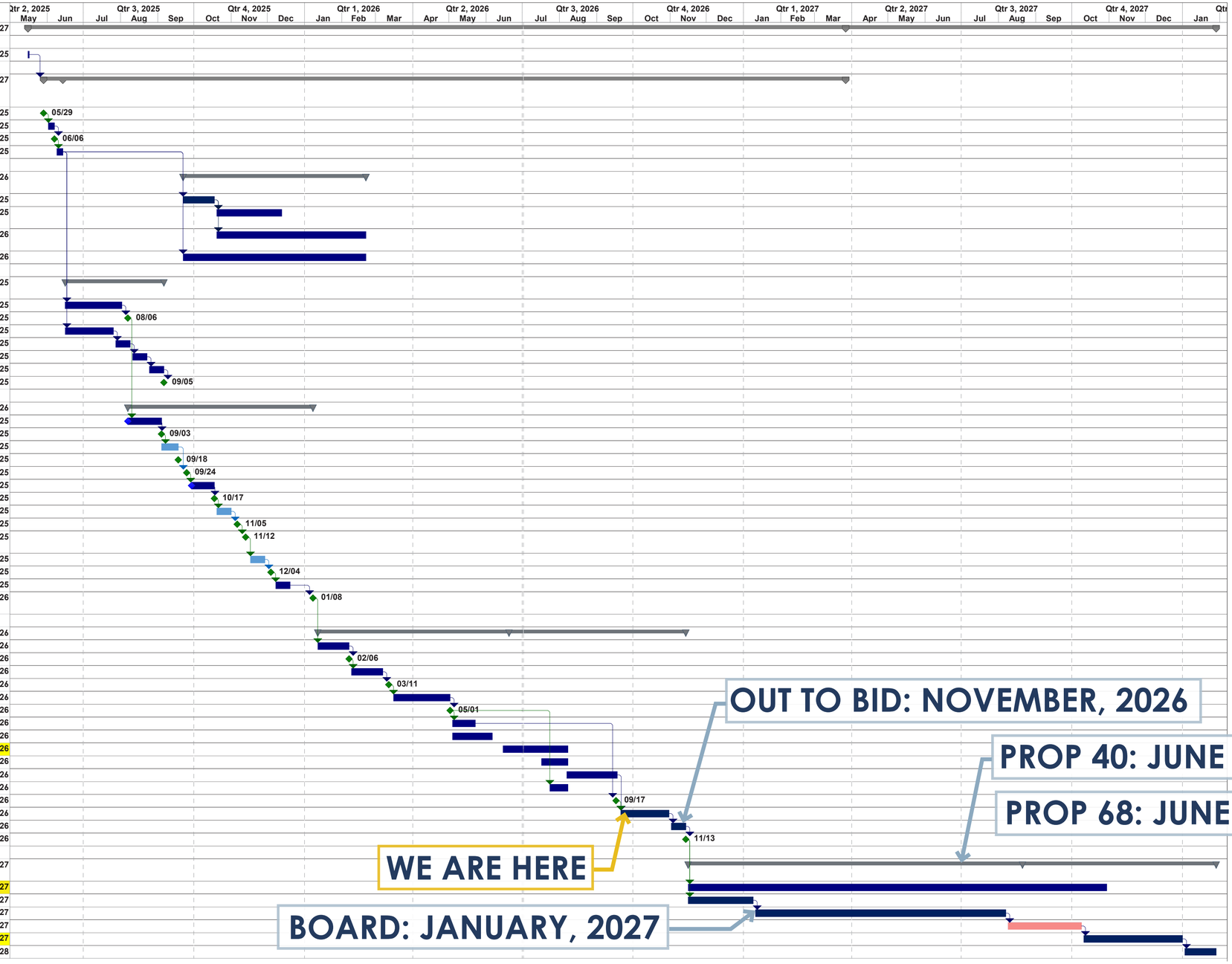
10/06/2026

SEPTEMBER 2021	GRANT PLAN & COST ESTIMATE
2023 - 2025	GRANT SECURED, CONSULTANTS SELECTED & FINISHED PUBLIC OUTREACH & CONCEPT PLAN DEVELOPMENT
JANUARY 2026	FINAL CONCEPT PLAN PRESENTED TO BOARD
2026	DETAILED DESIGN, CEQA, & AGENCY REVIEW
SEPTEMBER 2026	100% CONSTRUCTION DOCUMENTS
OCTOBER 2026	FINAL SUBMITTAL TO DSA, VFWD, & DISTRICT
NOVEMBER 2026	PROJECT GOES OUT TO BID
JANUARY 2027	BOARD APPROVAL/CONSTRUCTION BEGINS
DECEMBER 2027	CONSTRUCTION COMPLETE

PROJECT SCHEDULE

10/06/2026

ID	Task Name	Duration	Start	Finish
1	Franklin Recreation Center Park	486 days?	Fri 05/16/25	Fri 03/26/27
2				
3	Signed Authorization to Proceed	1 day	Fri 05/16/25	Fri 05/16/25
4				
5	1.0 PROJECT MANAGEMENT (Meetings, Monthly Report and Status Update, Grant and Budget Management)	477 days	Thu 05/29/25	Fri 03/26/27
6	1.01 Project Kick Off Meeting	0 days	Thu 05/29/25	Thu 05/29/25
7	1.02 Project Schedule	1 wk	Mon 06/02/25	Fri 06/06/25
8	Submit to District	0 days	Fri 06/06/25	Fri 06/06/25
9	District Review	1 wk	Mon 06/09/25	Fri 06/13/25
10				
11	2.0 ENVIRONMENTAL STUDIES/ COMPLAINCE AND PERMITS	110 days	Mon 09/22/25	Fri 02/20/26
12	2.01 Project Initiation	4 wks	Mon 09/22/25	Fri 10/17/25
13	2.02 Conduct Evaluation of Environmental Effects	8 wks	Mon 10/20/25	Fri 12/12/25
14	2.03 Prepare Initial Study/ Mitigated Negative Declaration	18 wks	Mon 10/20/25	Fri 02/20/26
15	2.04 Project Management/ Meetings	22 wks	Mon 09/22/25	Fri 02/20/26
16				
17	3.0 FIELD INVESTIGATION, SURVEY, AND DATA COLLECTION	60 days	Mon 06/16/25	Fri 09/05/25
18	3.01 Survey and Data Collection	7 wks	Mon 06/16/25	Fri 08/01/25
19	3.02 Field Investigation	0 days	Wed 08/06/25	Wed 08/06/25
20	3.03 Geotechnical Report	6 wks	Mon 06/16/25	Fri 07/25/25
21	3.04 Utilities Coordination & Fire Flow Test	2 wks	Mon 07/28/25	Fri 08/08/25
22	3.05 NPDES C.3 Compliance	2 wks	Mon 08/11/25	Fri 08/22/25
23	3.06 Arborist Report	2 wks	Mon 08/25/25	Fri 09/05/25
24	Submit to District	0 days	Fri 09/05/25	Fri 09/05/25
25				
26	4.0 PRELIMINARY DESIGN	110 days	Thu 08/07/25	Thu 01/08/26
27	4.01 Draft Concept Plan Alternatives	4 wks	Thu 08/07/25	Wed 09/03/25
28	Submit to District	0 days	Wed 09/03/25	Wed 09/03/25
29	District Review	2 wks	Thu 09/04/25	Wed 09/17/25
30	Stakeholder Meeting	0 days	Thu 09/18/25	Thu 09/18/25
31	4.02 District Meeting	0 days	Wed 09/24/25	Wed 09/24/25
32	4.03 Refined Concept Plan	3 wks	Mon 09/29/25	Fri 10/17/25
33	Submit to District	0 days	Fri 10/17/25	Fri 10/17/25
34	District Review	2 wks	Mon 10/20/25	Fri 10/31/25
35	4.04 District Meeting	0 days	Wed 11/05/25	Wed 11/05/25
36	4.05 Community Meeting Coordination Meeting	0 days	Wed 11/12/25	Wed 11/12/25
37	Community Meeting Advertisement	2 wks	Mon 11/17/25	Fri 11/28/25
38	4.06 Public Update Meeting	0 days	Thu 12/04/25	Thu 12/04/25
39	4.07 Final Concept Plan (Holiday Period)	2 wks	Mon 12/08/25	Fri 12/19/25
40	4.08 Presentation to Board District (2nd or 4th Thurs)	0 days	Thu 01/08/26	Thu 01/08/26
41				
42	5.0 PLANS, SPECIFICATIONS, & ESTIMATE (P,S,&Es)	115 days?	Mon 01/12/26	Fri 06/19/26
43	5.01 60% Submittal	4 wks	Mon 01/12/26	Fri 02/06/26
44	Submit to District	0 days	Fri 02/06/26	Fri 02/06/26
45	District Review	4 wks	Mon 02/09/26	Fri 03/06/26
46	5.02 District Meeting	0 days	Wed 03/11/26	Wed 03/11/26
47	5.03 90% Submittal	7 wks	Mon 03/16/26	Fri 05/01/26
48	Submit to District	0 days	Fri 05/01/26	Fri 05/01/26
49	District Review	3 wks	Mon 05/04/26	Fri 05/22/26
50	DSA Submittal Prep.	25 days	Mon 05/04/26	Fri 06/05/26
51	5.04 DSA Intake delay	40 days	Mon 06/15/26	Fri 08/07/26
52	DSA Submittal Prep.	16 days	Fri 07/17/26	Fri 08/07/26
53	5.04 DSA Application Review & Meeting	6 wks	Fri 08/07/26	Thu 09/17/26
54	5.05 SWPPP Preparation	2.2 wks	Fri 07/24/26	Fri 08/07/26
55	5.06 District Meeting	0 days	Thu 09/17/26	Thu 09/17/26
56	5.07 DSA Revisions and Backcheck	6 wks	Mon 09/21/26	Fri 10/30/26
57	5.08 Final Submittal (Bid)	2 wks	Mon 11/02/26	Fri 11/13/26
58	Submit to District	0 days	Fri 11/13/26	Fri 11/13/26
59				
60	6.0 CONSTRUCTION ENGINEERING AND INSPECTION	200 days?	Mon 11/16/26	Fri 08/20/27
61	6.01 Contractor Management	50 wks	Mon 11/16/26	Fri 10/29/27
62	6.02a Bidding and Contract review/award	8 wks	Mon 11/16/26	Fri 01/08/27
63	6.02b Construction period (150 days)	30 wks	Mon 01/11/27	Fri 08/06/27
64	6.02c Weather delays (estimated - 60 days)	9 wks	Mon 08/09/27	Fri 10/08/27
65	6.02d Maintenance Period (90 days)	12 wks	Mon 10/11/27	Fri 12/31/27
66	6.03 Project Close Out	4 wks	Mon 01/03/28	Fri 01/28/28



GRANT CONCEPT PLAN & PROGRAM LIST



FRANKLIN RECREATION CENTER
CONCEPT LEVEL SITE PLAN
VALLEJO, CA.

0' 20' 40' 80' 120'
SCALE 1" = 40' SEPTEMBER 2021
rrm design group

ORIGINAL 2021 PLAN AND ESTIMATE

Submitted for Prop 68 Grant

GRANT SCOPE ITEMS **ACQUISITIONS:** List each parcel number, acreage, estimated date of purchase, and cost **DEVELOPMENT:** List each RECREATION FEATURE and MAJOR SUPPORT AMENITY	ESTIMATED COST
Construct synthetic turf field.	$2,088,200.00
Construct multi-use open space/natural turf field.	$1,584,000.00
Construct playground/play area.	$400,000.00
Construct walking/jogging loop path with benches, trash receptacles, and lighting.	$445,000.00
Construct pathways throughout the park and ADA ramp access from lower field to upper level.	$100,000.00
Construct three pickleball courts.	$205,000.00
Construct two basketball courts.	$233,000.00
Construct concession/picnic area plaza.	$370,000.00
Construct landscaping throughout the park.	$100,000.00
Construct lighting and security cameras throughout the park.	$240,000.00
Construct fencing.	$157,500.00
Construction parking lot.	$195,000.00
Estimated inflation increases	$201,447.00
Total Estimated Cost for the RECREATION FEATURES and MAJOR SUPPORT AMENITIES (A)	$6,319,147.00
Total Estimated PRE-CONSTRUCTION COST (B)	$1,223,540.00
TOTAL PROJECT COST (A+B)	$7,542,687.00
Requested GRANT Amount	$7, 542,687.00
Estimated amount of the GRANT to be charged to PRE-CONSTRUCTION COSTS (cannot exceed 25% of the GRANT)	$1,223,540.00

FINAL CONCEPT PLAN



CALA

GREATER VALLEJO RECREATION DISTRICT

FRANKLIN RECREATION CENTER PARK - CONCEPT PLAN ADD ALTERNATES EXHIBIT

Vallejo, California

JANUARY 12, 2026

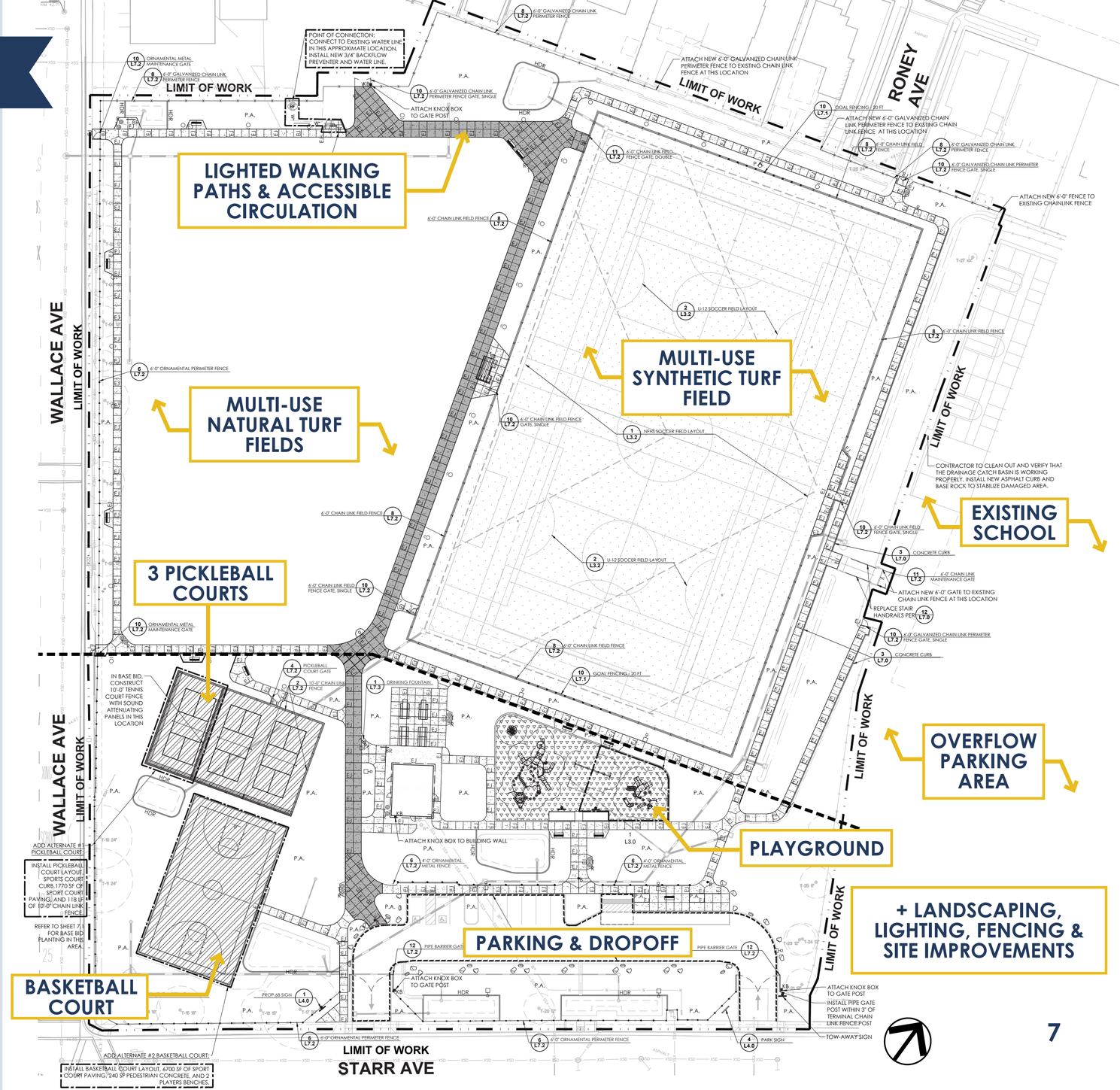
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PLAN STATUS - 100% COMPLETE

10/06/2026

WHAT HAS CHANGED?

- **BASKETBALL:** 2 courts → 1 court based on area and budget constraints.
- **PARKING:** Reduced to 9 spaces, drop off spaces and overflow parking south of driveway via mountable curb. To address CALGreen/EV charging requirements.
- **SPORTS LIGHTING:** Future conduit evaluated; not incorporated due to need for whole new POC and transformer.
- **RESTROOM:** Accessibility improvements added to address DSA review.
- **NATURAL TURF:** Returned to base bid and upgraded to sod.



LANDSCAPE & PARK CHARACTER

10/06/2026

- New trees and landscaping throughout the park
- Natural turf fields
- Shaded picnic and gathering areas
- Improved park edges & neighborhood interface, including signage

ADD ALTERNATES

- Ornamental perimeter fencing
- Rubberized play surfacing
- Basketball court
- Tot play area
- North drinking fountain
- Additional may be added depending on grant funding amount.

Overall park program remains substantially consistent with the Final Concept Plan



Project Budget & Funding Strategy

TOTAL GRANT AWARD	ESTIMATED SOFT COSTS	AVAILABLE FOR CONSTRUCTION
$7,542,687	$1,313,994	$6,228,693

REVISED CONSTRUCTION ESTIMATE

Base bid, after transferring playground to optional alternate	$6,430,370
Five prioritized add alternates	$444,690
Three optional add alternates	$405,760
TOTAL ESTIMATED CONSTRUCTION (ALL ALTERNATES)	**$7,280,820**

BASE-BID FUNDING GAP **($201,677)**

Potential path to close the $201,677 gap: up to $100,000 in planting and other value reductions; plus approximately $101,677 from final soft-cost savings, favorable bids and/or carefully reviewed construction contingency adjustments.

All estimates are preliminary. The design and change-order contingencies remain in the current budget; reductions are possible but not committed based on bid market.

Why the Budget Changed & How We Respond

REASONS FOR THE FUNDING GAP

- Construction costs have increased since the original 2021 grant estimate.
- Additional permitting, environmental and construction-support costs.

STRATEGY TO MANAGE THE GAP

1	**Bid alternates**	Adjust the final construction scope based on competitive bids and Board priorities.
2	**Reduce soft costs**	Seek reductions in agency fees, mitigation and construction-support costs where feasible.
3	**Evaluate value reductions and contingency**	Consider up to $100,000 in planting/other reductions; review remaining contingency needs after bids without assuming savings.
4	**Pursue other funding**	Continue exploring federal HUD funding for a potential later phase; not assumed in the current budget.

Board input requested: Confirm scope priorities and alternate order before bidding.

Additional state grant funding is not assumed. All identified improvements remain in the bid package as base work or alternates.

Bid Strategy & Board Direction

PROPOSED APPROACH: Maintain sports facilities in the base bid and offer the remaining playground as an optional add alternate. Staff seeks Board input on this and other scope priorities.

FIVE PRIORITIZED ADD ALTERNATES

1	Additional Pickleball Court	$55,400
2	Basketball Court	$168,220
3	Ages 2–5 Play Equipment & Rubber Surfacing	$193,460
4	Additional Light Bollards	$12,000
5	Additional Drinking Fountain	$15,610
	Subtotal	$444,690

OPTIONAL ALTERNATES & COST REDUCTION

A	Ornamental Perimeter Fence	$156,300
B	Secondary Walkway along Wallace Ave	$25,440
C	Remaining Playground Improvements (transferred from base bid)	$224,020
D	Planting Reduction — potential deductive alternate	($100,000)

BOARD INPUT REQUESTED: Review and confirm the add-alternate priority order and provide direction on the playground and other scope options.

Scope Options & Board Priorities

The playground alternate is a proposed bidding strategy—not the only option. Staff is seeking Board input before finalizing the bid package.

IF THE PLAYGROUND IS A HIGHER PRIORITY, OTHER OPTIONS TO CONSIDER

01 Remove or defer the pathway connection to the gym on the existing campus.

02 Reduce site lighting, only if DSA review and applicable requirements allow.

03 Move pickleball improvements into an add alternate instead of the playground.

04 Consider the potential $100,000 planting and other reductions as a deductive alternate.

BOARD INPUT REQUESTED: Confirm project priorities, the order of the five add alternates, and which scope adjustments should be carried into bidding.

* **All identified improvements will be bid.** The alternate order establishes priority for adding scope if bids and available funding permit; inclusion does not guarantee award.

Project Soft Costs & Construction Funding

November 2026 • Estimated fees, inspections, monitoring and professional services

SOFT COST ITEM	ESTIMATED COST
DSA Submittal Review Fee	$57,000
VFWD – Storm Drain Fee (estimated)	$100,000
VFWD – Sewer Fee (estimated)	$75,000
Special Materials Inspection (estimated)	$35,000
Tribal Review (estimated)	$30,000
Biological Surveys (estimated)	$15,000
DSA Inspector of Record (IOR) (estimated)	$75,000
Subtotal – Fees, Inspections & Monitoring	**$387,000**
CALA Professional Services Contract	$914,112
Previous District Grant Expenditures	$12,882
TOTAL ESTIMATED SOFT COSTS	**$1,313,994**

GRANT AWARD $7,542,687 – SOFT COSTS $1,313,994 = AVAILABLE FOR CONSTRUCTION $6,228,693

PROJECT DEVELOPMENT

10/06/2026
UPDATED: 11/06/2026

WHERE ARE WE NOW?

- ✓ **100% Plans & Specs** — District review
- ✓ **DSA** — First review complete
- ✓ **DSA Resubmittal** — October (completed, DSA approved on 11/05/2026)
- ✓ **VFWD** — Comments received / coordination underway (resubmitted on 11/06/2026)
- ✓ **CEQA** — Environmental documents complete/ board adoption after contract award
- **Contract Documents** — District review underway
- **Bid Package** — Target November 13

WHAT'S NEXT?

- **October** — Facilities Committee + final agency review
- **November 13** — Project ready for bidding
- **November–January** — Competitive bidding
- **January** — Board approval, CEQA adoption & contract award
- **Early 2027** — Construction begins
- **8–10 months** — Anticipated construction duration



Why Is CEQA Required?

California law requires environmental review of qualifying public projects before approval. CEQA identifies potential impacts and measures needed to address them.

Why is CEQA required for Franklin — and why now?

Two requirements: California environmental law and the State grant funding process. With Franklin moving toward construction, CEQA must be completed before project approval and construction award.

WHAT TRIGGERED THE TECHNICAL EVALUATIONS?

- **Noise** — Pickleball courts and recreation activities near residences
- **Biological** — Vegetation removal and potential impacts to protected species
- **Cultural / Tribal** — Ground disturbance and potential archaeological resources
- **Air Quality** — Construction dust and equipment emissions

Studies are driven by the proposed improvements and site conditions. LSA found impacts can be reduced to less-than-significant levels with mitigation (MND).

CEQA Process & Board Action

01

Environmental Review — Completed

LSA prepared the Initial Study/MND, conducted technical evaluations, and completed the public review process.

02

January 2027 — Board Action

Consider the environmental document and comments; adopt the MND and MMRP; approve the project; and award the construction contract.

03

Following Approval

File the Notice of Determination (NOD) and implement and document mitigation measures during construction.

CEQA adoption and construction contract award are planned for the same Board meeting.

What Does the MMRP Require?

The Mitigation Monitoring and Reporting Program (MMRP) establishes 16 measures in three practical categories.

7

Construction Requirements

Dust control, equipment standards, wildlife protection, and procedures for unexpected discoveries.

8

Surveys, Training & Monitoring

Biological surveys, worker training, archaeological coordination, and Tribal monitoring during ground disturbance.

1

Physical Design Improvement

Pickleball court acoustic barrier already incorporated into the construction documents.

GVRD will coordinate required specialists and ensure mitigation measures are implemented and monitored during construction.

FRANKLIN RECREATION CENTER PARK

MMRP | Color-Coded Reference

The original 12-page MMRP follows, with each measure shaded by category.

CONSTRUCTION REQUIREMENTS | 7 measures

Contractor controls, protective practices and unexpected-discovery procedures.

AIR-1, AIR-2, BIO-1b, CUL-1b, GEO-1, TCR-3, TCR-4

SURVEYS, TRAINING & MONITORING | 8 measures

Specialist-led surveys, awareness training, avoidance planning and Tribal monitoring.

BIO-1a, BIO-2a, BIO-2b, BIO-3, BIO-4, CUL-1a, TCR-1, TCR-2

PHYSICAL DESIGN IMPROVEMENTS | 1 measure

Noise barrier for pickleball courts, addressed in project design.

NOI-1

Classification is a reference aid; original mitigation language and responsibilities remain controlling.

Some measures require both contractor compliance and specialist coordination.

Table A: Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Actions	Timing Requirements	Monitoring/Reporting Responsibility	Verified By and Date
AIR QUALITY				
AIR-1: Basic Best Management Practices. In order to meet the Bay Area Air District (Air District) fugitive dust threshold, the following Basic Best Management Practices for Construction-Related Fugitive Dust Emissions shall be implemented: ● All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. ● All haul trucks transporting soil, sand, or other loose material off-site shall be covered. ● All visible mud or dirt tracked-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. ● All vehicle speeds on unpaved roads shall be limited to 15 miles/hour. ● All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. ● All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 miles/hour. ● All trucks and equipment, including their tires, shall be washed off prior to leaving the site. ● Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel. ● Publicly visible signs shall be posted with the telephone number and name of the person to contact the City of Vallejo regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.	● Include measure as Condition of Approval. ● Implementation actions are outlined in the measure.	Throughout the construction period.	● The Greater Vallejo Recreation District (GVRD) is responsible for incorporating this measure into contract specifications and for ensuring compliance during construction. ● The Construction Contractor is responsible for implementing this measure.	
AIR-2: Tier 4 Construction Equipment. During construction of the proposed project, the project contractor shall ensure all off-road diesel-powered construction equipment of 50 horsepower or more shall be equipped with Tier 4 Interim engines or the most effective Verified Diesel Emission Control Strategies (VDCES) available for the engine type, as	● Include measure as Condition of Approval. ● Implementation actions are	Prior to the issuance of building permits and throughout the construction period.	● The GVRD is responsible for incorporating this measure into contract specifications, submitting construction	

Table A: Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Actions	Timing Requirements	Monitoring/Reporting Responsibility	Verified By and Date
certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. Prior to issuance of building permits, the Greater Vallejo Recreation District shall submit construction plans to the California Division of the State Architect denoting the projected equipment tier rating that will be used during the construction period.	outlined in the measure.		plans to the California Division of the State Architect, and for ensuring compliance during construction. • The Construction Contractor is responsible for implementing this measure.	
BIOLOGICAL RESOURCES				
BIO-1a: Worker Environmental Awareness Training (WEAT). All construction personnel shall participate in WEAT regarding special-status species and sensitive habitats present on the project site. Any additional construction personnel who are employed following the initial start of construction shall receive the mandatory training before beginning work. As part of the training, an environmental awareness handout shall be provided to all personnel that describes and illustrates sensitive resources (i.e., special-status species and habitat, nesting birds, roosting bats) to be avoided during the proposed project construction and lists measures to be followed by personnel for the protection of biological resources.	• Include measure as Condition of Approval. • Implementation actions are outlined in the measure.	During project construction, before any work occurs on the project site, including grading, vegetation removal, and equipment staging.	• The GVRD is responsible for incorporating this measure into contract specifications, hiring a qualified biologist to conduct the training, and confirming completion of requisite training. • The qualified biologist is responsible for preparing and presenting the training.	
BIO-1b: Implement General Wildlife Protection Measures During Construction. The contractors' employees and volunteers shall implement general wildlife protection measures during construction that shall include, but may not be limited to, the following: • Confine clearing to the minimal area necessary to facilitate construction activities. • Clearly delineate the construction limits by using fencing, flagging, or other means prior to the start of construction activities. • Keep all fueling and maintenance of vehicles and other mechanized equipment in designated areas. Each designated fueling/maintenance	• Include measure as Condition of Approval. • Implementation actions are outlined in the measure.	Throughout the construction period.	• The GVRD is responsible for incorporating this measure into contract specifications and ensuring compliance during project construction. • The Construction Contractor and Volunteers are responsible for	

Table A: Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Actions	Timing Requirements	Monitoring/Reporting Responsibility	Verified By and Date
area shall be protected by a containment barrier designed to prevent any spilled or leaked fuel or other contaminants from running into an aquatic habitat or storm drains. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur. • Reduce the risk of spreading harmful pathogens by sanitizing all vehicles and equipment before use in natural areas. All vehicular and equipment cleaning work shall be conducted in self-contained work areas at least 100 feet from any aquatic habitat; wash water shall not be disposed of in any natural areas. • Inspect the work area and any equipment or material left on site overnight for listed species prior to the start of construction activities each day. • Dispose of garbage in wildlife-proof containers and remove the garbage from the construction area regularly during the construction period. • Check under equipment and in staging areas for wildlife species each morning prior to work. • Report to the supervisor on site any observed incident of death or injury to a special-status species or damage to habitat. The supervisor shall immediately notify the project biologist.			implementing this measure.	
BIO-2a: Crotch's and Western Bumble Bee Pre-Construction Surveys. Surveys shall be conducted by a qualified biologist familiar with the behavior and life history of Crotch's and western bumble bees. Surveys shall be conducted during the colony active period (i.e., March through August) prior to construction and when floral resources are in peak bloom. Bumble bees move nest sites each year; therefore, surveys shall be conducted each year that project work activities occur. The Qualified Biologist shall conduct a habitat assessment during the peak bloom period for floral resources on which Crotch's and western bumble bees feed. If no Crotch's or western bumble bees are identified, no further mitigation is required.	• Include measure as Condition of Approval. • Implementation actions are outlined in the measure.	Prior to the commencement of construction activities.	• The GVRD is responsible for incorporating this measure into contract specifications and hiring a qualified biologist. • A qualified biologist is responsible for conducting a pre-construction survey of the site during peak bloom.	
BIO-2b: Crotch's and/or Western Bumble Bee Avoidance Plan. If Crotch's bumble bees are detected during pre-construction surveys, a Crotch's and/or western bumble bee avoidance plan shall be developed and	• Include measure as Condition of Approval.	Prior to the commencement of	• The GVRD is responsible for reviewing the avoidance plan and	

Table A: Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Actions	Timing Requirements	Monitoring/Reporting Responsibility	Verified By and Date
provided to the California Department of Fish and Wildlife (CDFW) for review prior to work activities involving ground disturbance or vegetation removal. At minimum, a buffer area of 50 feet shall be established around the hive burrow/cavity, and the buffer area shall be fenced to prevent inadvertent fenced disturbance during construction. The GVRD shall incorporate CDFW's comments into the avoidance plan. If take of Crotch's or western bumble bee cannot be avoided, the GVRD shall consult with CDFW pursuant to CESA and obtain an Incidental Take Permit before project activities may commence.	• Implementation actions are outlined in the measure.	construction activities.	coordinating with CDFW. • A qualified biologist is responsible for developing the avoidance plan.	
BIO-3: Nesting Bird Surveys and Avoidance Measures. New work with the potential to impact nesting birds (including demolition, vegetation removal, and grading) shall be restricted to the non-nesting season (September 1 through January 31). If that is not possible, prior to construction activities occurring during the nesting bird season (February 1 through August 31), pre-construction activity surveys for nesting birds shall be conducted by a qualified biologist to ensure that no nests will be disturbed during project implementation. Surveys shall be conducted no more than 7 days prior to the initiation of construction activities. During this survey, the biologist shall inspect all trees and other potential nesting habitats (e.g., shrubs, ground, and structures) in the impact area plus a surrounding 300-foot buffer for nests. If removal of potential nesting substrate or project grading will occur during more than one nesting season, or in different parts of the project site in phases over the course of a single season, then additional pre-activity surveys must be performed within 7 days prior to initiation of work in any particular area. If the pre-construction activity survey does not identify the presence of any active nests on or within 300 feet of the site, construction activities may proceed. If nests known to have eggs or young, or that cannot be confirmed to be inactive or to lack eggs or young, are found, or adults are demonstrating nesting behavior, a qualified biologist shall establish an appropriate construction-free buffer around each nest. Generally, a buffer of 300 feet for raptors or 100 feet for songbirds is adequate to avoid causing nest	• Include measure as Condition of Approval. • Implementation actions are outlined in the measure.	• No more than 7 days prior to construction activities and throughout the construction period.	• The GVRD is responsible for incorporating this measure into contract specifications, hiring a qualified biologist, reviewing survey results and precluding work from occurring during the nesting bird season, if possible. • A qualified biologist is responsible for conducting a pre-construction survey of the site, determining an appropriate buffer zone, and monitoring the buffers during construction. • The Construction Contractor is responsible for keeping work out of the buffers.	

Table A: Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Actions	Timing Requirements	Monitoring/Reporting Responsibility	Verified By and Date
abandonment. The buffer shall remain in place until the qualified biologist has confirmed the nest is no longer active. If less than a 100-foot nest buffer is necessary and determined to be appropriate for a particular nest or nests, a qualified biologist shall monitor the nest(s) before construction to document baseline nesting behavior, and then monitor the nest during construction to ensure nesting birds are not exhibiting signs of stress and territorial behavior. If signs of stress are observed during the monitoring, construction activities shall cease or the buffer shall be increased, as determined by a qualified biologist, to a sufficient distance such that the nesting birds are no longer exhibiting signs of stress. To prevent encroachment, the buffer shall be clearly marked for avoidance. The established buffer shall remain in effect until the young have fledged or the nest is no longer active as confirmed by the biologist.				
BIO-4: Pallid Bat and Roosting Bats: The project shall avoid removal of structures that provide potential bat roosting habitat during bat maternity season (April 15-September 1) and hibernation season (October 15-March 1). If these seasonal windows cannot be avoided, a qualified biologist shall conduct ~~a~~ visual pre-construction surveys, as well as daytime and evening acoustic surveys for roosting pallid bat and other bat species at all suitable bat roosting habitat, including any trees proposed for removal and adjacent suitable habitat that would be subject to noise disturbance. Surveys shall be conducted no more than 14 days prior to beginning of construction removal of potential habitat. If bats are found or suspected to be roosting within the project site, the qualified biologist shall identify the species, estimated quantity present, roost type, and roost status. The qualified biologist shall avoid disturbing bats during surveys. Under no circumstances shall an active maternity roost be removed or disturbed. Work on structural refugia shall not be performed under any of the following conditions: during any precipitation events, when ambient temperatures are below 4.5 degrees Celsius, when wind speeds exceed 11 miles per hour, and/or any other condition that may lead to bats seeking refuge.	• Include measure as Condition of Approval. • Implementation actions are outlined in the measure.	Prior to and during construction activities	• The GVRD is responsible for incorporating this measure into contract specifications, hiring a qualified biologist, reviewing survey results, precluding work from occurring during seasonal work windows, reviewing the Bat Mitigation and Monitoring Plan, if needed, and obtaining any necessary compensatory mitigation, if needed. • A qualified biologist is responsible for conducting surveys of the site, preparing the	

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If bats are found to be roosting within trees proposed for removal by the project, the qualified biologist shall develop a Bat Mitigation and Monitoring Plan, which shall include: (1) an assessment of all direct and indirect project impacts to bats based on survey results; (2) effective avoidance and minimization measures to protect bats based on species and roost type(s) to be impacted; and (3) compensatory mitigation for permanent impacts to maternity roosts, if impacted. Compensatory mitigation shall be appropriate for the species impacted and commensurate with the impacts and may include installation of replacement habitat on site (e.g., bat boxes) on a temporary and permanent basis. The Bat Mitigation and Monitoring Plan shall describe any monitoring and maintenance activities necessary to ensure the compensatory habitat remains effective.			Bat Mitigation and Monitoring Plan, if required. • The Construction Contractor is responsible for adhering to work window requirements and following the appropriate structure or tree removal procedures.	
CULTURAL RESOURCES				
CUL-1a: Worker Environmental Awareness Program (WEAP) Training. Prior to commencement of any ground-disturbing activity, all personnel involved in project-related ground-disturbing activities (e.g., on-site construction managers, equipment operators and other crew) shall be required to participate in a workers' environmental awareness program (WEAP) training prior to any such activities. The training shall include relevant information regarding cultural resources including applicable regulations and consequences of violating State laws and regulations and will also describe communication and procedural protocols (including avoidance) in the event cultural resources are encountered. The training shall be presented by a professional archaeologist (RPA or RA) and will emphasize the requirement for confidentiality and culturally appropriate treatment of all archaeological discoveries.	• Include measure as Condition of Approval. • Implementation actions are outlined in the measure.	Prior to commencement of any ground-disturbing activity.	• The GVRD is responsible for incorporating this measure into contract specifications, hiring a qualified archaeologist to present the WEAP training, and confirming completion of requisite training. • The qualified archaeologist is responsible for describing communication and procedural protocols.	
CUL-1b: Undiscovered Archaeological Resources. Should an archaeological deposit be encountered during project subsurface construction activities, all ground-disturbing activities within 50 feet shall be redirected until the find can be assessed. All Tribal cultural and archaeological resources unearthed by project construction activities shall	• Include measure as Condition of Approval. • Implementation actions are	During ground-disturbing activities.	• The GVRD is responsible for incorporating this measure into contract specifications, hiring a qualified archaeologist	

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be evaluated by a qualified archaeologist and (if appropriate) Tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (identified though consultation with regional/local Tribes) shall coordinate with the Greater Vallejo Recreation District (GVRD) regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along with subsequent laboratory processing and analysis. All Tribal cultural resources shall be returned to the Tribe. Any historic-period archaeological material that is not Native American in origin shall be offered for curation at a public, non-profit institution with a research interest in the materials if such an institution agrees to accept the material. If no institution accepts the archaeological materials, they shall be offered to the Tribe or to a local school or historical society for educational purposes. Any archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior's standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in California. The qualified archaeologist shall ensure that all other personnel are appropriately trained and qualified.	outlined in the measure.		and confirming completion of requisite training. • The qualified archaeologist is responsible for assessing potential discoveries and determining the appropriate mitigation. • The Construction Contractor is responsible for cooperating with the qualified archaeologist if resources are discovered.	
GEOLOGY AND SOILS				
GEO-1: Unanticipated Discovery of Paleontological Resources. Should paleontological resources be encountered during project subsurface construction activities, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist contacted to assess the	• Include measure as Condition of Approval.	Throughout the construction period.	• The GVRD is responsible for incorporating this measure into contract specifications, hiring a	

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situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. For purposes of this mitigation, a "qualified paleontologist" shall be an individual with the following qualifications: (1) a graduate degree in paleontology or geology and/or a person with a demonstrated publication record in peer-reviewed paleontological journals; (2) at least 2 years of professional experience related to paleontology; (3) proficiency in recognizing fossils in the field and determining their significance; (4) expertise in local geology, stratigraphy, and biostratigraphy; and (5) experience collecting vertebrate fossils in the field. If the paleontological resources are found to be significant and project activities cannot avoid them, measures shall be implemented to ensure that the project does not cause a substantial adverse change in the significance of the paleontological resource. Measures may include monitoring, recording the fossil locality, data recovery and analysis, a final report, and accessioning the fossil material and technical report to a paleontological repository. Upon completion of the assessment, a report documenting methods, findings, and recommendations shall be prepared and submitted to the County for review. If paleontological materials are recovered, this report also shall be submitted to a paleontological repository such as the University of California Museum of Paleontology, along with significant paleontological materials. Public educational outreach may also be appropriate.	• Implementation actions are outlined in the measure.		qualified paleontologist (if discoveries are made) and confirming compliance during project construction. • The qualified paleontologist is responsible for determining the appropriate treatment of the discovery. • The Construction Contractor is responsible for cooperating with the qualified paleontologist if resources are discovered.	
NOISE				
NOI-1: Noise Barrier for Pickleball Courts. As part of the final design for the subsequent phase(s) of development, the Greater Vallejo Recreation District (District) shall require installation of a noise barrier along the western and southern boundaries of the proposed pickleball courts. The noise barrier may consist of any solid material, without gaps or holes, that meets a minimum density of 4 pounds per square foot or is sound rated and has a minimum Sound Transmission Class (STC) rating of 25. The noise barrier shall provide noise reduction sufficient to ensure that noise levels at the nearest residential uses would not exceed the City's exterior	• Include measure as Condition of Approval. • Implementation actions are outlined in the measure.	Prior to submittal of final design.	• The GVRD is responsible for implementing this measure.	

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daytime noise standard of 60 A-weighted decibels (dBA) equivalent continuous sound level (Leq).				
TRIBAL CULTURAL RESOURCES				
TCR-1: Cultural Resources and Tribal Cultural Resources Sensitivity WEAP Training. In addition to the Worker Environmental Awareness Program (WEAP) training, all personnel involved in project-related ground-disturbing activities (e.g., on-site construction managers, backhoe operators) shall be required to participate in a cultural resources and tribal cultural resources sensitivity training program. The cultural sensitivity training shall be developed by an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in archaeology, in consultation with input from the Confederated Villages of Lisjan Nation (Lisjan Nation) and the Muwekma Ohlone Tribe of the San Francisco Bay Area (Muwekma Ohlone Tribe). The cultural sensitivity training shall be conducted before any project-related ground-disturbing activities (including building foundation or subsurface tank removal) begin at the project site. The cultural sensitivity training will include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The cultural sensitivity training will also describe appropriate avoidance and impact minimization measures for cultural resources and tribal cultural resources that could be located at the project site and will outline what to do and whom to contact if any potential cultural resources or tribal cultural resources are encountered. The cultural sensitivity training will emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and will discuss appropriate behaviors and responsive actions, consistent with Native American tribal values. The cultural sensitivity training shall be presented by an archaeologist and a representative from the Tribe. The Greater Vallejo Recreation District shall maintain a record of all construction personnel that have received the cultural sensitivity training.	• Include measure as Condition of Approval. • Implementation actions are outlined in the measure.	Prior to commencement of any ground-disturbing activities	• The GVRD is responsible for hiring a Qualified Archaeologist, coordinating with the tribes, and confirming completion of requisite training. • The Qualified Archaeologist and Tribal representative(s) are responsible for implementing this measure.	

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Mitigation Measure	Implementation Actions	Timing Requirements	Monitoring/Reporting Responsibility	Verified By and Date
TCR-2: Native American Monitoring. Prior to ground disturbing activities, Tribal monitor(s) from the Confederated Villages of Lisjan Nation and Muwekma Ohlone Tribe of the San Francisco Bay Area shall be retained. Tribal monitor(s) will have the authority to halt and redirect work should any archeological or tribal cultural resources be identified during monitoring. If archeological or Tribal cultural resources are encountered during ground disturbing activities, work within 100 feet of the find must halt and the find evaluated for listing in the California Register of Historic Resources (CRHR) and National Register of Historic Places (NRHP). Monitoring may be reduced or halted at the discretion of the Tribal monitor(s), in consultation with the lead agency, if site conditions indicate that there is little likelihood of encountering intact deposits (e.g., encountering bedrock, sediments being excavated are fill or negative findings for 50 percent of ground disturbance). If monitoring is reduced to spot checking, spot checking shall occur when ground disturbing activities move to a new location within the project site and when ground disturbance will extend to depths not previously reached (unless those depths are within bedrock).	• Include measure as Condition of Approval. • Implementation actions are outlined in the measure.	Prior to and during ground-disturbing activities	• The GVRD is responsible for contacting and executing appropriate agreements with the Tribes and confirming compliance during construction. • The Tribal Monitor(s) are responsible for implementing this measure.	
TCR-3: Unanticipated Discovery of Tribal Cultural Resources. If cultural resources of Native American origin are identified during grading or excavation of the proposed project, all ground disturbing activities within 100 feet must cease until a qualified professional archaeologist (either an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology or an archaeologist supervised by such an archaeologist) has evaluated the nature and significance of the find as a cultural resource, and the Greater Vallejo Recreation District (GVRD) representative has consulted a representative from the Confederated Villages of Lisjan Nation (Lisjan Nation) and the Muwekma Ohlone Tribe of the San Francisco Bay Area (Muwekma Ohlone Tribe). The archaeologist will stake the area of discovery, placing stakes no more than 10 feet apart, forming a circle having a radius of no less than 100 feet from the point of discovery. If the GVRD in consultation with the consulting Tribe(s), determines that the resource is a Tribal Cultural Resource and thus significant under CEQA and/or the Tribe(s), the entity	• Include measure as Condition of Approval. • Implementation actions are outlined in the measure.	Throughout the construction period.	• The GVRD is responsible for contacting and executing appropriate agreements with the Tribes and confirming compliance during construction. • The Tribal Monitor(s), the Qualified Archaeologist, and the Construction Contractor are responsible for implementing this measure.	

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shall retain a qualified archeologist and a Tribal monitor, at the applicant's expense, to prepare and implement a mitigation plan, in accordance with state guidelines and in consultation with the consulting Tribe(s). The mitigation plan shall include avoidance of the resource or, if avoidance of the resource is infeasible, the plan shall outline appropriate treatment of the resource in coordination with the consulting Tribe(s) and, if applicable, the qualified archeologist. Examples of appropriate mitigation for the Tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resources, protecting traditional use of the resources, or protecting the confidentiality of the resources, or heritage recovery. avoidance and preservation in place shall be the preferred treatment for tribal cultural resources where feasible. The GVRD and its contractor(s) shall not photograph, publicize, post, or share information about any discovered Tribal cultural resources.				
TCR-4: Halt Work/Coroners Evaluation/Impact to Previously Undiscovered Human Remains. If human remains are encountered during construction and ground disturbing activities, the Greater Vallejo Recreation District (GVRD) or the GVRD's contractor must redirect all work within 100 feet of the remains and immediately contact the County Coroner, the GVRD, and a qualified professional archaeologist (either an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology or an archaeologist supervised by such an archaeologist) to assess the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours of this identification. The NAHC will identify a Native American Most Likely Descendent (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and any associated funerary objects. Any additional documentation or recovery efforts shall occur only in coordination with and consistent with the recommendations of the Most Likely Descendant (MLD) and consulting Tribe(s). Upon completion of the archeologist's assessment, a report must be prepared documenting, methods and results, as well as recommendations regarding the treatment of the human remains and any associated archeologist materials. The report must be submitted to the GVRD, the Northwest	• Include measure as Condition of Approval. • Implementation actions are outlined in the measure.	Throughout the construction period.	• The GVRD is responsible for confirming compliance during construction. • The Construction Contractor is responsible for stopping work and contacting the County Coroner, the GVRD, and a Qualified Archaeologist. • The Qualified Archaeologist is responsible for examining the find and making recommendations. • The MLD is responsible for reviewing the report and making	

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Information Center (NWIC) and the consulting Tribe. Tribal representatives will rebury the Native American human remains and associated funerary objects with the appropriate dignity either: in accordance with the recommendations of the MLD if available; or in the project vicinity at a location selected in consultation with the Tribe, the professional archeologist, the City and the project proponent, where the reburial would be accessible to Tribal members in perpetuity and would not be subject to further disturbance. The discovery and reburial is to be kept confidential and secure to prevent any further disturbance.			recommendations regarding reburial.	

Source: LSA (2026).

