

**Mitigation Monitoring Program
Conco Industrial Subdivision
County File #SD17-9459 & #LP14-2046**

**Imhoff Road
Martinez, CA 94553**

July 2019

SECTION 1: AESTHETICS

Potentially Significant Impact: Due to the contractor's yard nature of the uses that will be established on each lot, there is a likely potential for the use of exterior lighting, and for the outdoor storage of materials. Depending on the scale of development on each lot, there is a potential for the creation of a new substantial source of light or glare that can adversely affect views in the area.

Mitigation Measures:

AES-1: All outdoor light fixtures shall be strategically located, and shall be deflected downward to focus illumination on the lot in which they are located, and not to adjacent properties.

AES-2: The use of highly reflective building materials, such as glass with reflectivity over 25 percent or unfinished metals, shall be prohibited. All exterior materials and other components of structures proposed shall be finished with paints or other materials with a reflectivity less than 55 percent.

AES-3: If the outdoor storage of highly reflective materials or equipment is proposed, the storage area shall be enclosed with solid fencing, or similar barrier, that is of a height that will significantly screen the highly reflective materials from adjacent properties.

Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp-approval of plans for issuance of building permits (light fixtures, building materials), or outdoor storage of equipment and materials at the site (outdoor storage), whichever occurs first.
Responsible Department or Agency:	CDD
Compliance Verification:	Review of construction plans (light fixtures, building materials), on-site verification (fence installation).

SECTION 2: AGRICULTURAL AND FOREST RESOURCES

No mitigation required

SECTION 3: AIR QUALITY

Potentially Significant Impact: The equipment needed for the construction and grading phases of the project would result in NO_x levels that exceed BAAQMD thresholds of significance. With the implementation of the BAAQMD's "Basic Construction Mitigation Measures Recommended for All Proposed Projects" as well as mitigations to specify the tier of off-road diesel engines permitted for use during the construction phase, emissions will be reduced to a less than significant level.

Mitigation Measures:

AIR-1: To reduce NO_x and Particulate Matter (PM) emissions during construction phase activities, all off-road diesel engine equipment used for construction-related activities shall be equipped with Tier-3 grade or better diesel engines.

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AIR-2: The following BAAQMD Basic Construction Mitigation Measures shall be implemented throughout the construction phases for all lots within the subdivision.

- 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 materials off-site shall be covered.
- All visible mud or dirt track-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 15mph.
- 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.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxins control measure Title 13, Section 2485 of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specification. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- The property owner or general construction contractor shall 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 48 hours. The BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations.

Implementing Action:	COA
Timing of Verification:	Throughout construction activities (Tier-3 compliance, construction site and equipment practices), prior to issuance of building/grading permit (sign)
Responsible Department or Agency:	Project proponent (equipment and site monitoring), CDD (sign)
Compliance Verification:	Onsite inspection and monitoring of construction vehicles, equipment, and project site.

SECTION 4: BIOLOGICAL RESOURCES

Potentially Significant Impact: Review of historical assessment databases for the surrounding area and biological assessments of the project site indicate that seven special-status plant species and five special-status animal species have potential for being present at the project site. These special-status species have the potential for being impacted by activities that may occur during the construction phase of the proposed project. Incorporation of the following mitigations will reduce the potential for substantial adverse effects on any species identified as a candidate, sensitive, or special status species, to a less than significant level.

Mitigation Measures:	
Special-Status Plant Species	
BIO-1: Prior to building or grading permit issuance, and prior to any vegetative clearing, brush clearing, or other ground disturbing activity including paving associated with construction or development of the lots, a pre-construction survey shall be administered and a report shall be prepared by a qualified biologist to determine the presence or absence of the seven special-status plant species listed in the September 2017 report of Salix Consulting as potentially occurring at the site. The rare plant survey shall be conducted during the optimal time to identify the target species (spring and summer), and shall include appropriate mitigations as necessary to avoid significant impacts. The survey report shall be submitted to the CDD for review and approval.	
BIO-2: Should federally- and state-listed Soft bird's-beak be found to be located at the project site, consultation may need to occur with USFWS and or CDFW. Should any plants species with California Native Plant Society (CNPS) rank be located within the assessment area, appropriate mitigation measures shall be developed in coordination with the CDD.	
Implementing Action:	COA
Timing of Verification:	After CDD stamp-approval of plans but prior to issuance of building/grading permits or any site disturbance (pre-construction survey)
Responsible Department or Agency:	Consulting biologist, CDD
Compliance Verification:	Submittal of pre-construction survey to CDD
Western Pond Turtle	
BIO-3: Preconstruction Survey: Prior to any ground disturbance that occurs between April 1 and October 31, a qualified biologist shall conduct a preconstruction survey for Western pond turtle and their nests. This shall include a search for nests in uplands on the landside of the levees.	
BIO-4: Avoidance and Minimization: If nest sites are located, the applicant shall notify the CDFW and a 50-foot buffer area around the nest shall be staked. Work shall be delayed until hatching is complete and the young have left the site.	
Implementing Action:	COA
Timing of Verification:	After CDD stamp-approval of plans but prior to issuance of building/grading permits or any site disturbance (pre-construction survey)
Responsible Department or Agency:	Consulting biologist, CDD, CDFW
Compliance Verification:	Submittal of pre-construction survey to CDD
Nesting Raptors and Migratory Birds	
BIO-5: Preconstruction Survey: Prior to any ground disturbance during the nesting/breeding season (February 1 through August 31), a qualified biologist shall conduct a preconstruction survey no more	

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than 15 days prior to initiation of the proposed ground disturbance activities. This survey shall include the use of standard protocols for burrowing owl surveys, as outlined by the CDFW *Staff Report on Burrowing Owl Mitigation (2012)*. If active nests are found on or immediately adjacent to the, CDFW shall be contacted to determine the appropriate avoidance measures. If no nesting is found to occur, ground disturbance may proceed.

Implementing Action:	COA
Timing of Verification:	After CDD stamp-approval of plans but prior to issuance of building/grading permits or any site disturbance (pre-construction survey)
Responsible Department or Agency:	Consulting biologist, CDD
Compliance Verification:	Submittal of pre-construction survey to CDD

Salt Marsh Harvest Mouse

BIO-6: The upland grassland areas adjacent to the wetland pickleweed habitats may be used by the Salt Marsh harvest mouse on occasion. To eliminate the potential for take of Salt Marsh harvest mouse outside of the wetland buffer area and to minimize the potential for impacts to potential habitat, the following measures are recommended:

- Prior to the initiation of ground disturbance in the upland grassland areas adjacent to pickleweed habitat, a qualified biologist shall conduct an environmental training session for all contractors and construction personnel. At a minimum, the training shall include a description of the Salt Marsh harvest mouse and its habitats; the specific avoidance measures being implemented for this species; and the boundaries within which work may be conducted.
- Prior to the initiation of ground disturbance in the upland grassland areas adjacent to pickleweed habitat, an exclusion fence shall be established outside of all wetlands on the construction side(s). This fence shall serve the purpose of a barrier to keep Salt Marsh harvest mice from entering the construction site, and will act as a barrier to keep construction personnel and equipment out of the wetlands and Salt Marsh harvest mouse habitat. The fence shall be trenched into the ground and backfilled to prevent mice from moving underneath the fence. The final design and proposed location of the fencing shall be reviewed and approved by regulatory agencies prior to being installed. No construction activities or personnel will be allowed in habitats inside of the exclusion fencing. The qualified biologist shall monitor the fence periodically to ensure that it remains an effective barrier to Salt Marsh harvest mice. The fence will be maintained as needed and remain in place until the completion of ground disturbance in the upland grassland areas adjacent to pickleweed habitat.
- The Salt Marsh harvest mouse exclusion fencing shall be installed with an opening into the habitat areas. After this installation, all remnant habitat (pickleweed patches) within the ground disturbance area shall be cleared only by hand and / or hand tools (e.g., trowel, hoe, rake, shovel). Any mice located within the remnant habitat patches should passively relocate through the opening and into the adjacent habitat. No motorized equipment, including weed whips, shall be used to remove pickleweed within the ground disturbance area. A qualified biologist shall monitor the pickleweed

removal within the ground disturbance areas. Once the pickleweed is removed, the fence shall be closed to encompass the habitat and exclude mice from reentering the ground disturbance area.	
Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp-approval of plans for issuance of building/grading permit or any site disturbance (fence design and location review), after CDD stamp-approval of plans but prior to issuance of building/grading permits or any site disturbance (training, fence installation)
Responsible Department or Agency:	Consulting biologist (fence design, training, fence installation), CDD (fence design, fence installation).
Compliance Verification:	Written verification from consulting biologist confirming review of fence design, fence installation, and completion of training, submittal of fence design plans to CDD
Potentially Significant Impact: Future improvements proposed as part of the project may result in direct removal or other substantial adverse effects on federally protected wetlands located at the site.	
Mitigation Measures:	
BIO-7: In the event that any construction (currently proposed or future) at the project site will result in unavoidable impacts to jurisdictional wetlands, regulatory permits shall be obtained from the U.S. Army Corps of Engineers (Section 404 Clean Water Act) and the Regional Water Quality Control Board (Section 401 Clean Water Act). The amount and type of mitigation for wetland habitat loss shall be determined during the permitting process by the regulatory agencies, but shall be no less than a 1:1 ratio (replacement to impacts) for in-kind wetlands on a functions and values basis. Mitigation shall be provided through purchase of wetlands credits from an approved wetlands mitigation bank. If this option is not available or feasible, then proponent-sponsored mitigation or in-lieu fee payment may be used if available and feasible, and is approved by the regulatory agencies.	
Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for issuance of a building/grading permit or any site disturbance (review for impacts), prior to issuance of building/grading permit or any site disturbance (mitigation determination)
Responsible Department or Agency:	CDD (review for impacts), Regulatory Agency (mitigation determination)
Compliance Verification:	Submittal of project plans to CDD (review for impacts), submittal of evidence of consultation or completed/pending permit review with regulatory agency (mitigation determination) to CDD
SECTION 5: CULTURAL RESOURCES	

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Potentially Significant Impact: Since significant grading will be required for construction of the proposed structural improvements, roadways, and drainage improvements, there is potential for disturbance of underground archaeological resources that may not have been identified to date. Therefore, the following mitigations will be incorporated as part of the project to ensure that the proper action is taken in the event that cultural resources are discovered during ground disturbance.

Mitigation Measures:

CUL-1: If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery should be redirected. The CDD shall be notified and a qualified archaeologist contacted to evaluate the finds and make recommendations. It is recommended that such deposits be avoided by further ground disturbance activities. If such deposits cannot be avoided, they should be evaluated for their significance in accordance with the California Register of Historical resources.

CUL-2: If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, they will need to be avoided by impacts, or such impacts must be mitigated. Upon completion of the archaeological assessment, a report shall be prepared which documents the methods, results, and recommendations of that assessment. The report shall be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

Prehistoric materials can include flakes-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite tool-making debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). 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, and other refuse.

Implementing Action:	COA
Timing of Verification:	Upon discovery of historical archaeological materials
Responsible Department or Agency:	Project proponent, CDD, consulting archaeologist
Compliance Verification:	Submittal of consulting archaeologist's report to CDD

Potentially Significant Impact: Since significant grading will be required for construction of the proposed structural improvements, roadways, and drainage improvements, there is potential for disturbance of underground human remains that may not have been identified to date. Therefore, the following mitigations will be incorporated as part of the project to ensure that the proper action is taken in the event that human remains are discovered during ground disturbance.

CUL-3: If human remains are encountered, work within 50 feet of the discovery shall be redirected. The CDD and County Coroner shall be notified immediately. At the same time, an archaeologist should be contacted to assess the situation. If the human remains are of a Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the site and provide recommendation for the proper treatment of the remains and associated grave goods.

Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report shall be submitted to the Northwest Information Center and appropriate Contra Costa agencies.	
Implementing Action:	COA
Timing of Verification:	Upon discovery of human remains
Responsible Department or Agency:	Project proponent, CDD, County Coroner, Consulting Archaeologist
Compliance Verification:	Submittal of consulting archaeologist's report to CDD
SECTION 6: ENERGY	
No mitigation required	
SECTION 7: GEOLOGY AND SOILS	
Potentially Significant Impact: Portions of the project site are located within an identified Alquist-Priolo EFZ. Placement of habitable structures in this area may directly expose people and structures to significant adverse effects as a result of the rupture of the Concord-Green Valley fault. Mitigations as discussed below are required to reduce the potential for substantial adverse impacts to a less than significant level.	
Mitigation Measures:	
GEO-1: Prior to recordation of the Final Map, the applicant shall record a deed notification which runs with the property and alerts future property owners and lessees of the fact that portions of the project site are located within the official Alquist-Priolo Earthquake Fault Zone delineated by the State of California.	
GEO-2: No structures intended for human occupancy, as defined by the State Mining and Geology Board, shall be constructed within any portions of the subject property that are within the identified Alquist-Priolo Earthquake Fault Zone.	
GEO-3: Improvements within the identified Alquist-Priolo Earthquake Fault Zone areas of the project site shall be limited to roads, surface parking, water quality/drainage improvements, and outdoor storage. Any proposal to allow uses not expressly listed above shall be subject to the review of the County Peer Review Geologist, and review and approval of the CDD.	
Implementing Action:	COA
Timing of Verification:	Prior to recordation of the Final Map (deed notification), prior to CDD stamp approval of plans for issuance of a building permit (structure and other improvement location review)
Responsible Department or Agency:	CDD, County Peer Review Geologist
Compliance Verification:	Submittal of copy of recorded deed notification to the CDD, submittal of construction plans to the CDD (structure and other improvement location)

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Potentially Significant Impact: Future development at the site may expose people or structures to substantial adverse effects as a result of strong seismic ground shaking along the adjacent Concord-Green Valley fault. Mitigations as discussed below are required to reduce the potential for substantial adverse impacts to a less than significant level.

Mitigation Measures

GEO-4: Prior to the recordation of the Final Map, the project proponent shall submit a Geotechnical Update Report for review by the County Peer Review Geologist, and review and approval of the CDD. The report shall provide recommendations for future geotechnical investigation at the site, including recommendations for subdivision improvements, as well as recommendations that would address the need for geotechnical investigations that pertain to the future development of Lot-1 through Lot-5. The required geotechnical report(s) can address the entire site or be segmented to address parcel-by-parcel improvements. The scope of the geotechnical investigation shall address the following: (i) expansive soils, (ii) corrosive soils), (iii) liquefaction potential, (iv) settlement and monitoring settlement, (v) design of drainage facilities and their effect on planned improvements, (vi) provide seismic parameters based on the adopted California Building Code, and (vii) provide a point-by-point response to all of the geologic and soils hazards that are listed for discussion in in Appendix G of the State CEQA Guidelines.

Implementing Action:	COA
Timing of Verification:	Prior to recordation of the Final Map
Responsible Department or Agency:	Consulting Geotechnical Engineer, CDD, County Peer Review Geologist
Compliance Verification:	Submittal of Geotechnical Update Report to the CDD

Potentially Significant Impact: The project site is located in an area of the County that has been identified by the County General Plan as having soils that have a “generally high” liquefaction potential. In addition, the project includes a proposal to place approximately 155,500 cubic yards of fill at the site to raise the elevation of grade for each lot. Depending on its composition, the imported fill could pose a liquefaction hazard. Incorporation of the mitigations below will reduce the potential for substantial adverse impacts as a result of liquefaction, to a less than significant level.

Mitigation Measures

Implement Mitigation Measure GEO-4 and:

GEO-5: Engineered Fill: Fill placed at the site shall be a soil or soil/rock mixture free of deleterious matter and contain no rocks or hard fragments larger than 4-inches in maximum dimension with less than 15 percent larger than 1-inch maximum dimension.

GEO-6: Compaction: Surfaces in areas to be filled should be scarified to a depth of at least 8-inches. The scarified soil shall be moisture conditioned to at least 3 percent over optimum moisture content and compacted to at least 90 percent relative compaction. American Society for Testing and Materials (ASTM) test D-1557 shall be used to establish the reference values for computing optimum moisture content and relative compaction. If soft or yielding soils are present during subgrade preparation or fill compaction, they should be scarified, moisture conditioned, and compacted or removed by excavating to expose firm soil.

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<p>Fill shall be placed in lifts 8 inches or less in loose thickness and moisture conditioned to at least optimum moisture content. Moisture conditioning should be performed before compaction. Each lift should be methodically compacted to at least 90 percent relative compaction. A sheepsfoot compactor or equivalent shall be used for compacting clay soils. Material that fails to meet the moisture or compaction criteria should be loosened by ripping or scarifying, moisture conditioned, and then recompacted. After compaction, fills shall not be allowed to dry out. This may require periodic sprinkling or covering with an impermeable barrier.</p>	
Implementing Action:	COA
Timing of Verification:	Prior to grading permit final inspection or issuance of building permits for structural improvements
Responsible Department or Agency:	Project Proponent, Consulting Geotechnical Engineer, CDD, County Peer Review Geologist
Compliance Verification:	Submittal of consulting geologist's report or other qualified professional verifying fill composition and compaction at the site.
<p>Potentially Significant Impact: Based on the identified soil and geologic units, soils at the site may be expansive, subject to liquefaction, and subject to settlement.</p>	
<p>Mitigation Measures</p>	
<p>Implement Mitigation Measures GEO-1 through GEO-6</p>	
Implementing Action:	COA
Timing of Verification:	See respective mitigation measure
Responsible Department or Agency:	See respective mitigation measure
Compliance Verification:	See respective mitigation measure
<p>Potentially Significant Impact: The project site consists of a thick layer of bay mud, which is known to be highly expansive. Expansive soils expand with the addition of water and shrink when they dry out. This continuous change in soil volume can cause structures and other improvements to move unevenly and crack over time.</p>	
<p>Mitigation Measures</p>	
<p>Implement Mitigation Measures GEO-1 through GEO-6</p>	
Implementing Action:	COA
Timing of Verification:	See respective mitigation measure
Responsible Department or Agency:	See respective mitigation measure
Compliance Verification:	See respective mitigation measure
<p>Potentially Significant Impact: The combination of the project site's geologic properties and the need for substantial ground disturbance activities as part of the project creates the potential for disturbance</p>	

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of underground paleontological resources that may not have been identified to date. Therefore, to be conservative, the following mitigations will be incorporated as part of the project to ensure that the proper action is taken in the event that paleontological resources are discovered during ground disturbance activities.

Mitigation Measures:

GEO-7: In the event that paleontological resources are encountered during grading or other construction activities at the site, all construction, excavation, or grading activities within 100 feet of the find shall be temporarily halted until the CDD has been notified and a qualified paleontologist has had the opportunity to assess the significance of the find and provide proper management recommendations.

GEO-8: If the site is found to contain significant paleontological resources (as determined by CEQA Guidelines), funding shall be provided by the applicant to identify, record, report, evaluate, and recover the resources as necessary. Construction in the area of the find shall not recommence until impacts to the paleontological resource are mitigated.

Implementing Action:	COA
Timing of Verification:	Immediately upon a paleontological encounter (notification), prior to resumption of activities (report, funding)
Responsible Department or Agency:	Project Proponent, CDD, Consulting Paleontologist
Compliance Verification:	Submittal of consulting paleontologist’s report to the CDD, submittal of funding to the CDD

SECTION 8: GREENHOUSE GAS EMISSIONS

No mitigation required

SECTION 9: HAZARDS AND HAZARDOUS MATERIALS

No mitigation required

SECTION 10: HYDROLOGY AND WATER QUALITY

Potentially Significant Impact: The amount of fill imported to the site directly reduces the amount of stormwater that can be contained at the site. Too great a reduction in the project site’s storage capacity has the potential to significantly increase the WSEL of Pacheco and Walnut Creeks, which can subsequently increase flooding and other hazards to properties downstream. By incorporating the following mitigation to limit the amount of fill imported to the site, the potential for impacts as a result of an increased WSEL of Pacheco and Walnut Creeks would be reduced to a less than significant level.

Mitigation Measures:

HYD-1: Increases in the WSEL of Walnut and Pacheco Creeks as a result of stage storage changes from imported fill at the project site shall not exceed 0.10 feet. To stay below this threshold, fill imported to the site shall not exceed the 11-foot elevation (NAVD 88) or a total volume of 155,576 cubic yards.

Implementing Action:	COA
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Timing of Verification:	Prior to recordation of the Final Map or CDD stamp-approval of plans for issuance of building or grading permits
Responsible Department or Agency:	CDD, County Flood Control District
Compliance Verification:	Submittal of grading plans to the CDD.
SECTION 11: Land Use Planning	
No mitigation required	
SECTION 12: MINERAL RESOURCES	
No mitigation required	
SECTION 13: NOISE	
No mitigation required	
SECTION 14: POPULATION AND HOUSING	
No mitigation required	
SECTION 15: PUBLIC SERVICES	
No mitigation required	
SECTION 16: RECREATION	
No mitigation required	
SECTION 17: TRANSPORTATION	
No mitigation required	
SECTION 18: TRIBAL CULTURAL RESOURCES	
No mitigation required	
SECTION 19: UTILITIES AND SERVICE SYSTEMS	
No mitigation required	
SECTION 20: WILDFIRE	
No mitigation required	
SECTION 21: MANDATORY FINDINGS OF SIGNIFICANCE	
No mitigation required	

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