

**Mitigation Monitoring and Reporting Program  
County File #CDGP10-00003, CDRZ13-03222 and  
CDLP/DP13-02025**

**"Byron Corners"  
15031 Byron Highway  
Byron, CA 95514**

**April 2023**

**SECTION 3: AIR QUALITY**

**Impact AIR-1:** Exhaust emissions and particulates produced by demolition and construction related to the project may cause exposure of the public or sensitive receptors to significant amounts of pollutants or objectionable odors.

**Mitigation Measure AIR-1:** The following Bay Area Air Quality Management District, Basic Construction mitigation measures shall be implemented during project demolition and construction and shall be included on all construction plans:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. 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.
- d. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
- e. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
- f. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
- g. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- h. Replant vegetation in disturbed areas as quickly as possible.
- i. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- j. 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.
- k. 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 toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- l. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- m. 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 Air District’s phone number shall also be visible to ensure compliance with applicable regulations.

Implementing Action:

COA

Abbreviations:

Condition of Approval (COA)

Community Development Division (CDD)

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Timing of Verification:	Prior to and during construction.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Include on construction plan set for CDD review.
<b>SECTION 5: CULTURAL RESOURCES</b>	
<b>Impact CUL-1:</b> During the construction phases of the project, there is a potential to discover unexpected human remains or historic resources.	
<b>Mitigation Measure CUL-1:</b> Stop work and conduct an evaluation of accidental discovery of human remains or find.	
<p>Section 7050.5 of the California Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined whether or not the remains are subject to the coroner's authority.</p> <p>If human remains are encountered, work shall halt within 50-feet of the find and the County Coroner notified immediately. At the same time, an archaeologist should be contacted to evaluate the situation. If the human remains are of 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 Native American Most Likely Descendent to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. All work shall be postponed until a qualified archaeologist has had an opportunity to evaluate any potential find.</p>	
Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Include on construction plan set and submittal of archaeologist report in the event of a find, for CDD review.
<b>SECTION 9: HAZARDS AND HAZARDOUS MATERIALS</b>	
<b>Impact HAZ-1:</b> Operation of the gas station and other related retail businesses will involve the routine delivery, storage and use of hazardous materials.	

<b>Mitigation Measure HAZ-1:</b> The project applicant/or owners and operators of businesses on the site shall obtain all required permits and follow all applicable County, State, and Federal regulations regarding the use, storage and disposal of hazardous materials and shall conduct their operations in compliance with such permits and regulations.	
Implementing Action:	COA
Timing of Verification:	Prior to initiation of use and during operations.
Responsible Department, Agency, or Party:	Applicant and operator.
Compliance Verification:	Applicant obtaining necessary permits.
<b>SECTION 16: TRANSPORTATION</b>	
<b>Impact Trans-1</b> Based on the impact criteria for intersection operations, the proposed project under Existing plus Project Conditions will increase the delay at the intersection of Holway Drive/Camino Diablo by 1.7 seconds resulting in a 40.1 second delay (LOS E).	
<b>Mitigation Measure TRAFFIC-1:</b> At least 30-days prior to requesting Final Building Inspections (occupancy), the applicant shall provide evidence for review and approval of CDD staff, that the fair-share payment has been made towards the installation of a traffic signal at the Holway Drive/Camino Diablo intersection.	
Implementing Action:	COA
Timing of Verification:	Prior to requesting final building permit inspection.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Submittal of evidence that payment has been made.
<b>SECTION 18: TRIBAL CULTURAL RESOURCES</b>	
<b>Impact TRIBAL CUL-1:</b> The expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources. However, with implementation of Mitigation Measure CUL-1 impacts to tribal cultural resources would be reduced to less than significant.	
See <b>Mitigation Measure CUL-1.</b>	

Abbreviations:

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