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**Mitigation Monitoring and Reporting Program
County File #CDLP22-02051**

**5707 Highland Road
San Ramon, CA 94583**

October 2023

SECTION 3: AIR QUALITY

Potential Impact: Grading and construction activities could have a potentially significant adverse environmental impact by exposing sensitive receptors to substantial pollutant concentrations.

Mitigation Measures:

Air Quality 1: The following Bay Area Air Quality Management District, Basic Construction Mitigation Measures shall be implemented during project construction and shall be included on all construction plans.

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. 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.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. 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.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five 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.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
8. 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
Timing Verification:	Prior to CDD issuance of a grading or building permit, all construction plan sets shall include Basic Construction measures.
Responsible Department or Agency:	Project proponent and CDD.
Compliance Verification:	CDD Plan Check review of plans prior to issuance of building or grading permit, and field verification by the Building Inspection Division.

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SECTION 4: BIOLOGICAL RESOURCES/AIR QUALITY

Potential Impact: The project could cause adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service

Mitigation Measures:

Biology 1: To the extent possible, construction should be avoided during the wet season from approximately October 15th (or the first measurable rainfall of 1 inch or greater) and March 15th to avoid dispersing California Tiger Salamanders and California Red-legged Frogs. Mitigation measures to be implemented outside of the wet season include:

1. Employees and contractors performing construction related activities will receive environmental sensitivity training. Training will include a review of environmental laws and Avoidance and Minimization Measures (AMMs) that must be followed by all personnel to reduce or avoid effects on covered species during construction activities.
2. Contracts with contractors, construction management firms, and subcontractors will obligate all contractors to comply with these AMMs.
3. A biologist should be present for all ground-disturbing activities.
4. The following will not be allowed at or near work sites for covered activities: trash dumping, firearms, open fires (such as barbecues), and hunting.
5. Vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas to the extent possible.
6. Pipes, culverts and similar materials greater than four inches in diameter, will be stored so as to prevent covered wildlife species from using these as temporary refuges, and these materials will be inspected each morning for the presence of animals prior to being moved.
7. All foods and food-related trash items will be enclosed in sealed trash containers at the end of each day and removed completely from the site once every three days.
8. No pets will be allowed anywhere in the project site during construction.
9. All equipment will be maintained such that there will be no leaks of automotive fluids such as gasoline, oils, or solvents.

Should construction need to occur during the wet season, the following minimization measures should be implemented to prevent impacts caused by dispersing California Tiger Salamanders and California Red-legged Frogs entering the work area during construction:

1. A biological monitor will be present throughout the project duration.
2. Barrier fencing will be constructed around the worksite to prevent California Tiger Salamanders and California Red-legged Frogs from entering the work area. Barrier fencing will be removed within 72 hours of the completion of work.
3. Before the start of work each morning, all equipment such as vehicles and stored pipes will be inspected for CTS or CRLF. The biological monitor will check all excavated steep-walled holes or trenches greater than 6-inches deep.

Implementing Action:

COA

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Timing Verification:	Prior to CDD issuance of a grading or building permit, applicant shall provide confirmation of surveys and show mitigation on plans
Responsible Department or Agency:	Project proponent and CDD.
Compliance Verification:	CDD Compliance Review of COAs prior to issuance of Building Permit.

SECTION 4: CULTURAL RESOURCES

Potential Impact: The project could cause a substantial adverse change in the significance of a historical resource as defined in California Environmental Quality Act Guidelines Section 15064.5. Subsurface construction activities have the potential to damage or destroy previously undiscovered historic and prehistoric resources. Historic resources can include wood, stone, foundations, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse. If during project construction, subsurface construction activities damaged previously undiscovered historic and prehistoric resources, there could be a potentially significant impact.

Mitigation Measures:

Cultural Resources 1: The following mitigation measures shall be implemented during project-related ground disturbance, and shall be included on all construction plans:

1. All construction personnel, including operators of equipment involved in grading, or trenching activities will be advised of the need to immediately stop work if they observe any indications of the presence of an unanticipated cultural resource discovery (e.g. wood, stone, foundations, and other structural remains; debris-filled wells or privies; deposits of wood, glass, ceramics). If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery shall be redirected and a qualified archaeologist, certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), shall be contacted to evaluate the finds and, if necessary, develop appropriate treatment measures in consultation with the County and other appropriate agencies.

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

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2. Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment

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and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

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 plan sets during plan check and submittal of archaeologist report in the event of a find, for CDD review.

SECTION 9: TRIBAL CULTURAL RESOURCES

Potential Impact: The project could cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). The expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources.

Mitigation Measures:

Implementation of mitigations measure **Cultural Resources 1** would reduce the impact on archeological resources during project related work.

Potential Impact: The project could cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. The expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources.

Mitigation Measures:

Implementation of mitigations measure **Cultural Resources 1** would reduce the impact on archeological resources during project related work.

SECTION 10: MANDATORY FINDINGS OF SIGNIFICANCE

Potential Impact: As discussed in individual sections of the Initial Study, the project to establish a second residence on the site may impact the quality of the environment (Air Quality, Biological Resources, Cultural Resources, and Tribal Cultural Resources).

Mitigation Measures:

The impact would be reduced to a less than significant level with the adoption of the recommended Mitigation Measures that are specified in the respective sections of the Initial Study.

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