Mitigation Monitoring and Reporting Program for the Tassajara Parks Project Draft Environmental Impact Report Contra Costa County, California

State Clearinghouse Number 2014052089

Prepared for:

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County File Numbers:
GP07-0009
RZ09-3212
SD10-9280
DP10-3008

Date: September 11,2020

Table 1: Tassajara Parks Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Section 3.3—Air Quality/Greenhouse Gas Emissions					
MM AIR-2: During construction, the following air pollution control measures (consistent with BAAQMD's Basic Construction Mitigation Measures) 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 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 and surfaces shall be limited to 15 miles per hour. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes. 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 specifications. All equipment shall be checked by a certified vehicle emissions evaluator. • 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 were used. • A publicly visible sign shall be posted with the telephone number and person to contact at the County of Contra Costa regarding dust complaints. This person shall respond and take corrective action within 2 business days of a complaint or issue notification. The Bay Area Air Quality Management	Incorporation into project construction documents Submittal of proof of implementation of control measures during construction	Prior to Construction Prior to issuance of occupancy permit	Contra Costa County Department of Conservation and Development		

District's phone number shall also be visible to ensure compliance with applicable regulations.					

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MM AIR-3: Off-road diesel-powered construction equipment greater than 50 horsepower shall meet United States Environmental Protection Agency Tier 4 off-road emissions standards to the extent feasible. The Project applicant shall include in all construction contracts a clause reflecting this requirement.	Incorporation into bid documents; on-site inspection	Prior to issuance of building permit; prior to any fuel powered grading or construction activities	Contra Costa County Department of Conservation and Development		
MM AIR-6: Prior to issuance of building permits, the following measures to reduce greenhouse gas emissions shall be implemented to the extent feasible: a) Only natural gas hearths shall be installed throughout the development. b) Install solar or tankless water heaters throughout the development. c) Install energy-efficient ceiling/whole-house fans. d) Install on-site generation of renewable energy, such as solar to meet a minimum of 10 percent of the Project's total energy demand. e) Comply with California Green Building standards to reduce both indoor and outdoor water consumption.	Incorporation into Project construction documents	Prior to the issuance of building permits; during construction	Contra Costa County Department of Conservation and Development		
Section 3.4—Biological Resources					
MM BIO-1a: Congdon's Tarplant and San Joaquin Spearscale. In order to offset impacts to Congdon's tarplant and San Joaquin spearscale, the Project applicant shall implement the following measures: (a) Populations of special-status species shall be avoided to the maximum degree practical. If avoidance is not practicable, the Ground Disturbance Areas should be reviewed to see if it can be feasibly adjusted to avoid the special-status plants while still meeting the Project's objectives.	Preconstruction survey by a qualified biologist; results and submittal of survey documents for review and approval Preparation and submittal of Rare Plant Mitigation	Prior to ground disturbance Minimum of 30 days prior to the start of	Project's qualified biologist contracted by Project applicant reporting to Contra Costa County Department of Conservation and Development; Contra Costa County		

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(b) A Rare Plant Mitigation and Monitoring Plan shall be prepared and submitted to the County and CDFW within a minimum of 30 days prior to the start of ground-disturbing related activities.	and Monitoring Plan by the Contra Costa County Department of Conservation	ground-disturbing activities	Department of Conservation; CDFW (as appropriate)		
(c) Prior to disturbing any area that supports Congdon's tarplant or San Joaquin spearscale, a qualified botanist shall collect the seeds or oversee the seed collection of both species by a qualified seed collection crew. This seed shall be stored either by M&A, or by a native seed company, until construction is complete and the Special-Status Plant Mitigation Area(s), on the Southern Site, have been identified, prepared and the collected seed can be distributed. The seeds of Congdon's tarplant and San Joaquin spearscale shall be collected at the appropriate time of year. A percentage of the collected seed shall remain in storage for subsequent, supplemental seeding if deemed necessary, to ensure successful replanting of Congdon's tarplant and San Joaquin spearscale in the special-status plant mitigation areas. The remaining amount of collected seed of Congdon's tarplant and San Joaquin spearscale shall be planted at the appropriate time of year (late-fall months) in suitable areas within the Conservation Easement area on the Southern Site. Congdon's tarplant and San Joaquin spearscale typically grow in valley and foothill grassland on alkaline, clay soils at 300 meters or lower in elevation. Common associates that co-occur on-site with these special-status species are a mix of annual grassland species that demonstrate some amount of mesic influence including Italian ryegrass (*Festuca perennis*), Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum*), spiny cocklebur (*Xanthium spinosum*), hyssop loosestrife (*Lythrum hyssopifolia*), yellow starthistle (*Centaurea solstitialis*), and bristly ox-tongue	Proof of collection, storage, and planting of Congdon's tarplant or San Joaquin spearscale seeds by a qualified botanist Inspection of transplanted populations by a qualified botanist	Prior to disturbance of any area that supports Congdon's tarplant or San Joaquin spearscale; after planting Monthly for 5 years			

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(*Helminthotheca echioides*). Common halophytic associates of Congdon's tarplant and San Joaquin spearscale include hastate orache (*Atriplex prostrata*), Boccone's sand spurrey (*Spergularia bocconi*), alkali mallow (*Malvella leprosa*), and saltgrass (*Distichlis spicata*) that co-occur with the special-status species on-site. According to the CNDDB (2015), Congdon's tarplant has often been found on the following soil series: Clear Lake Clay, Diablo Clay, Cropley Clay, and Conejo Clay Loam, whereas San Joaquin spearscale occurs on high clay, alkaline soils such as Pescadero Clay. Most occurrences of these species have occurred on flat areas, depressions, swales and low hills where high clay content soils are present (CNDDB 2015). The most suitable special-status plant mitigation area on the Southern Site occurs on Clear Lake Clay (0-2% slopes) and Pescadero Clay Loam (0-2% slopes). (d) To preserve the seedbank of both common, special-status and federally listed plant species, the upper 3 inches of topsoil or to the depth of the organic horizon (A Horizon) shall be scalped and temporarily stockpiled in uplands within the work area separately from excavated sub-soils. All other excavated material shall be separately stored in upland habitat areas. Upon completion of grading and recontouring, the organic horizon soil shall be redistributed as a topcoat over the disturbed areas that shall not be developed to disseminate the original seed bank. (e) The designated special-status plant mitigation area shall be fenced to exclude humans and cattle during the first three years of establishment to ensure germination and seed set to continue the population. Once it has been determined that the population is successfully established, the fence may be removed so that seasonal grazing of the population can be managed within the special-status plant mitigation					

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area. A Grazing Management Plan shall be prepared to allow for the continued benefit of special-status species. Appropriate grazing measures shall ensure that Congdon's tarplant and San Joaquin spearscale shall not be outcompeted by non-native Mediterranean grass species. (f) The applicant's qualified botanist shall conduct annual monitoring of the transplanted populations for a five year period as outlined in the Rare Plant Mitigation and Monitoring Plan, and shall prepare annual monitoring reports to document the success or failure the transplanting effort. These reports shall be submitted to Contra Costa County Department of Conservation and CDFW no later than December 1 of each monitoring year.					
MM BIO-1b: California Tiger Salamander. To ensure that impacts to approximately 58.47 acres of potential upland California tiger salamander over-summering habitat are offset, all permanent impacts shall be mitigated as follows: (a) The applicant proposes to preserve 175.4 acres of the Southern Site via a Conservation Easement as habitat mitigation (as approved by USFWS). This provides a 3:1 mitigation ratio to satisfy the resource agency mitigation requirements for impacts to potential upland California tiger salamander over-summering. The Mitigation Land shall be protected in perpetuity via a recorded conservation easement or other appropriate legal mechanism that shall be managed for the benefit of the California tiger salamander and other special-status species. A Habitat Management Plan shall be incorporated into the conservation easement deed as an exhibit and shall detail management and maintenance goals for the Mitigation Land. In addition, the Habitat Management Plan would detail the permanent funding source for the	Inspection of proposed preserved conservation easement Recordation of conservation easement or other appropriate legal mechanism Review of the Habitat Management Plan incorporated into the conservation easement deed Obtain an incidental take permit from USFWS and CDFW	Prior to project construction Prior to project construction Prior to project construction Prior to project construction	Project's qualified biologist contracted by Project applicant reporting to Contra Costa County Department of Conservation and Development; Contra Costa County Department of Conservation and Development; CDFW and USFWS (as appropriate)		

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management of the Mitigation Lands and shall list the "Allowed and Prohibited Uses" of the conservation easement areas. (b) The Mitigation Land managed for California tiger salamander shall be contiguous with other dedicated open space areas to the west as shown in Figure 4 of the Biological Resources Analysis prepared by Monk & Associates, dated January 5, 2016. The connectivity of the proposed Mitigation Land to other dedicated open space areas further increases the value of this dedicated Mitigation Land since this creates a protected corridor that includes several watersheds. (c) The applicant shall obtain an incidental take permit from USFWS and CDFW prior to Project construction, and implement any additional requirements identified by USFWS and CDFW as necessary to protect the California tiger salamander. Any final mitigation compensation ratio established by the CDFW and USFWS for Project-related impacts to listed species shall also become Contra Costa County "Conditions of Approval." Such mitigation ratios or prescriptions shall be set forth in the Biological Opinion prepared by USFWS during the Section 7 consultation by and between the USACE and USFWS. (d) Additional avoidance and minimization measures to ensure that no California tiger salamanders are adversely impacted by Project construction activities include: • Education Program. An education program shall be conducted by a qualified biologist to explain the endangered species concerns to contractors working at the Project Site. This education/training program shall include a description of the California tiger salamander and its habitat, a review of the Endangered Species Act and the federal and state listing of the salamander, the	Submittal of proof of implementation of education program by a qualified biologist Qualified biologist's construction survey results and submittal of survey documents	Prior to project construction During grading or earth-moving activities			

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general protection measures to be implemented to protect the salamander and minimize take, and a delineation of the limits of the work area. • Biological Monitoring. A USFWS/CDFW-approved biologist shall be on-site during grading activities, or other earth-moving activities when amphibians could be unearthed. The biological monitor shall be available to stop work should any California tiger salamanders be observed in the Project Site work areas.					
MM BIO-1c: California Red-Legged Frog. The following mitigation measure shall be implemented to ensure that impacts to approximately 58.47 acres of potential California red-legged frog upland dispersal/migration habitat shall be appropriately offset. The mitigation shall include: (a) The applicant proposes to preserve 175.4 acres of the Southern Site via a Conservation Easement as habitat mitigation (as approved by USFWS). This provides a 3:1 mitigation ratio to satisfy the resource agency mitigation requirements for potential impacts to California re-legged frog upland dispersal/migration habitat. (b) The Mitigation Land shall be contiguous with other dedicated open space areas to the west, including the Alamo Creek Kawar Valley Open Space, and the Hidden Valley Open Space associated with the Windemere development (as shown in Figure 4 of the Biological Resources Analysis prepared by Monk & Associates, dated January 5, 2016) that shall provide connectivity of the proposed Mitigation Land to other dedicated open space areas that support California red-legged frog populations. (c) This Mitigation Land shall be managed in perpetuity for the benefit of California red-legged frog. A Conservation Easement, or other appropriate legal mechanism, shall be	Inspection of proposed preserved conservation easement Recordation of conservation easement or other appropriate legal mechanism Review of Habitat Management Plan Obtain an incidental take permit from USFWS Submittal of proof of implementation of education program by a qualified biologist	Prior to project construction Prior to project construction Prior to project construction Prior to project construction Prior to project construction	Project's qualified biologist contracted by Project applicant reporting to Contra Costa County Department of Conservation and Development; Contra Costa County Department of Conservation and Development; USFWS (as appropriate)		

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recorded to ensure that the Mitigation Lands shall be protected in perpetuity. As required by MM BIO-1b, a Habitat Management Plan shall be incorporated into the easement deed as an exhibit and shall detail management and maintenance goals for the Mitigation Land, including recreational guidelines, livestock grazing guidelines, and other management efforts that shall benefit the California red-legged frog. In addition, the Habitat Management Plan would detail the funding source for the management of the Mitigation Land and shall list the "Allowed and Prohibited Uses" of the conservation easement area.	Inspection of exclusionary fencing	Prior to and during project construction			
	Qualified biological monitor to be present at the project construction site	During construction			
(d) The USFWS's Recovery Plan for the California Red-Legged Frog states that populations are "most likely to persist where multiple breeding areas are embedded within a matrix of habitats used for dispersal. The primary constituent elements for California red-legged frogs are aquatic and upland areas where suitable breeding and non-breeding habitat is interspersed throughout the landscape and is interconnected by unfragmented dispersal habitat" (USFWS 2002). Thus, the proposed Mitigation Land shall serve to protect and preserve important California red-legged frog populations in this area of Contra Costa County. It is important to note that the Project Site is located in the East San Francisco Bay—Core Area #16—in the USFWS's Recovery Plan for the California Red-Legged Frog, and the Project Site represents a "priority watershed" for focused recovery efforts. By preserving 175.4 acres of Mitigation Land that shall be managed for the benefit of this species, the Project shall satisfy some of the goals detailed in the USFWS's Recovery Plan for the California Red-Legged Frog and thereby contribute to the recovery of this species.	Inclusion of Best Management Practices in project construction documents	Prior to construction			

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(e) Obtain an incidental take permit from USFWS prior to Project construction and implementing any additional requirements identified by USFWS as necessary to protect the California red-legged frog. (f) Additional avoidance and minimization measures to ensure that no California red-legged frogs are adversely impacted by Project construction activities include: • Preconstruction Survey. In order to minimize and avoid any impacts to the federally listed threatened California red-legged frog, a qualified biologist shall conduct preconstruction surveys for this species within the areas of impact prior to the commencement of any work on the Project Site. Any California red-legged frogs that are found during these surveys shall be salvaged and relocated to California red-legged frog habitat within the Mitigation Land. No salvage and/or relocation shall occur until such time that the applicant receives incidental taking authorization from the USFWS. Proof of an incidental take permit (such as a Biological Opinion) from the USFWS shall be provided to Contra Costa County Department of Conservation and Development prior to any earth-moving on the Project Site. • Exclusion Fencing. Wildlife exclusion fencing shall be installed around suitable aquatic habitats (Tassajara Creek) adjacent to proposed impacted areas to prevent the California red-legged frog from entering areas of impact. This fence shall be installed prior to the time any site grading or other construction-related activities are implemented. The fence shall remain in place during site grading or other construction-related activities. Wildlife exclusion fencing shall consist of a 4-foot wall of 0.25-inch welded mesh (not woven wire), galvanized wire. The					

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fence shall be buried along the bottom margin 4 inches into the ground. The next approximate 3 feet of fencing above the ground shall be anchored to staking with wire. Finally, the top 6 inches shall be bent over in a semi-circle towards the outside of the fence to ensure that the fence cannot be climbed. • Education Program. An education program shall be conducted by a qualified biologist to explain the endangered species concerns to contractors working at the Project Site. This education/training program shall include a description of the California red-legged frog and its habitat, a review of the Endangered Species Act and the federal listing of the frog, the general protection measures to be implemented to protect the frog and minimize take, and a delineation of the limits of the work area. • Biological Monitoring. A USFWS-approved biologist shall be on-site during grading activities, or other earth-moving activities when amphibians could be unearthed. The biological monitor shall be responsible for ensuring that the wildlife exclusion fencing is not compromised, and shall be available to stop work should any California red-legged frogs be observed in the Project Site work areas. Each morning all exclusion fencing shall be patrolled for frogs that may be trapped against the fence. • Best Management Practices. All trash that might attract predators to the Project Site shall be properly contained and removed from the site and disposed of regularly. All construction debris and trash shall be removed from the site when construction activities are complete. All fueling and maintenance of equipment and vehicles, and staging areas shall be at least 20 meters from creek channels,					

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wetlands, and tributaries. The construction personnel shall ensure that contamination of California red-legged frog habitat does not occur and shall have a plan to promptly address any accidental spills.					
MM BIO-1d: San Joaquin Kit Fox. To ensure that impacts to approximately 58.47 acres of potential San Joaquin kit fox migration/dispersal habitat are offset, the following mitigation measures are proposed: (a) The applicant proposes to preserve 175.4 acres of the Southern Site via a Conservation Easement as habitat mitigation (as approved by the USFWS). This provides a 3:1 mitigation ratio to satisfy the resource agency mitigation requirements for impacts to potential upland migration/dispersal habitat for the San Joaquin kit fox. The Mitigation Land that shall be preserved in perpetuity as part of the Project consists of grassland habitat that includes numerous rodent burrows and supports a potential prey base for the San Joaquin kit fox. Perpetual preservation and management of the Mitigation Land for the benefit of the San Joaquin kit fox shall help ensure that viable habitat is maintained for this species. The Mitigation Land shall be contiguous with other dedicated open space areas to the west, as shown in Figure 4 of the Biological Resources Analysis prepared by Monk & Associates, dated January 5, 2016, further benefitting this species. (b) Should the USFWS determine that the Project may adversely affect the San Joaquin kit fox, the applicant shall comply with any additional requirements determined to be necessary through a formal Section 7 consultation for potential impacts to potential San Joaquin kit fox migration habitat.	Incorporation of preservation area in construction documents Submittal of USFWS consultation documentation Submittal of proof of implementation of education program Submittal of qualified biologist's preconstruction survey results and verification of speed limit signage Submittal of proof of inspection of project site access routes and restrictions	Prior to ground disturbance Prior to ground disturbance Prior to ground disturbance No more than 14 days prior to ground disturbance Prior to grading activities	Project's qualified biologist contracted by Project applicant reporting to Contra Costa County Department of Conservation and Development; Contra Costa County Department of Conservation and Development; and CDFW (as appropriate)		

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(c) The following avoidance and minimization measures shall be implemented to ensure that no San Joaquin kit fox are adversely impacted by Project construction activities: • Education Program. An employee training program shall be conducted before groundbreaking to explain the Federal Endangered Species Act and any endangered species concerns to contractors working in the area. • Preconstruction Survey. Qualified biologists shall conduct preconstruction den surveys within the Ground Disturbance Areas no more than 14 days prior to grading activities to ensure that potential kit fox dens are not disrupted. If "potential dens" are located, infrared camera stations shall be set up and maintained for 3 consecutive nights at den openings to determine the status of the potential dens. If no kit fox is found to be using the den during this timeframe, the grading activities can proceed unhindered. However, if a kit fox is found using a den site within an area of influence of the grading activities, the USFWS shall be promptly notified. • Vehicle Restrictions. Prior to initiating grading activities, the vehicle and equipment access routes and work area shall be delineated using construction fencing. This shall minimize the Project-related disturbance to potential San Joaquin kit fox habitat to the maximum extent feasible. During the grading activities, all Project-related vehicle traffic shall be restricted to established roads or access routes, and shall observe a 20-mile-an-hour speed limit within the work areas, except on County roads and highways. • Biological Monitoring. A biological monitor shall be present during all grading activities that could result in	Qualified biological monitor to be present at the project construction site Submittal of proof of implementation of BMPs during construction Inspection of exclusionary fencing	During construction Prior to issuance of occupancy permit Prior to and during construction activities			

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injury to San Joaquin kit fox. The biologist shall have the authority to halt construction in the impacted area(s), if necessary, to protect the kit fox. If San Joaquin kit fox are identified in the work area at any time, the USFWS and/or CDFW shall be notified and consulted before work activities resume. • Best Management Practices. All trash items shall be removed from the Project Site's disturbance areas each day to reduce the potential for attracting San Joaquin kit fox predators. Contractors shall be prohibited from bringing firearms and pets to the job site. To prevent harm to San Joaquin kit fox, any steep-walled holes and/or trenches excavated for the proposed development Project shall be completely covered at the end of each workday, or escape ramps shall be provided to allow any entrapped animals to escape unharmed. All pipe sections stored on the Project Site overnight that are 4 inches in diameter or greater shall be inspected for San Joaquin kit fox before the pipes are moved or buried. • Exclusion Fencing. Exclusion fencing shall be installed prior to the time any site grading or other construction-related activities are implemented. The fence would remain in place during site grading or other construction-related activities. Exclusion fencing shall be installed as described above.					

MM BIO-1e: Burrowing Owl. Based on the number of records for this species on-site and in the Project vicinity, the high density of ground squirrel burrows, and the habitats found on the Project Site, surveys for burrowing owls shall be conducted within any areas of the Project Site that will be disturbed by Project activities, including a 150-meter buffer. Burrowing owl surveys conducted according to the methodology prescribed by CDFW in their 2012 Staff Report on Burrowing Owl Mitigation (CDFG 2012) are more likely to be accepted by CDFG. The prescribed survey methodology is included in this document. The mitigation measures shall include: (a) Breeding season surveys shall be conducted by a qualified biologist as per the CDFW Staff Report (CDFG 2012) for western burrowing owl when Project construction is proposed to begin and again 14 days prior to breaking ground. In accordance with the 2012 Staff Report, four site surveys need to be completed. One site survey shall occur between February 15 and April 15, and a minimum of three site surveys, at least three weeks apart, between April 15 and July 15 must be conducted. At least one of the three site surveys between April 15 and July 15 must occur after June 15. Non-breeding season surveys (September 1 through January 31) may provide information about site occupancy but this should not substitute for breeding season surveys. Should non-breeding season surveys be warranted, four surveys spread evenly throughout the non-breeding season should occur according to the same protocol as breeding season surveys. The Staff Report 2012 states that take avoidance (preconstruction) surveys should be conducted 14 days prior or less to initiating ground disturbance. As burrowing owls may recolonize a site after only a few days, time lapses between Project activities trigger subsequent take avoidance surveys, including but not limited to a final	Submittal of preconstruction survey results conducted by a qualified biologist If burrowing owls are identified onsite: Onsite inspection and/or submittal of proof of appropriate buffers	Prior to ground disturbing activities During construction	Project's qualified biologist contracted by Project applicant reporting to Contra Costa County Department of Conservation and Development; Contra Costa County Department of Conservation and Development; and CDFW (as appropriate)		

survey conducted within 24 hours prior to ground disturbance to ensure absence. If no owls are found during these surveys, no further surveys shall be necessary. (b) Burrowing owl surveys should be conducted by walking suitable habitat in areas within 150 meters (approx. 500 feet) of the Ground Disturbance Areas. The 150-meter buffer zone is surveyed to identify burrows and owls outside of the Project Site that may be impacted by factors such as noise and vibration (heavy equipment) during Project construction. Pedestrian survey transects should be spaced to allow 100 percent visual coverage of the ground surface. The distance between transect center lines should be 7 meters to 20 meters and should be reduced to account for differences in terrain, vegetation density, and ground surface visibility. To effectively survey large projects (100 acres or larger), two or more surveyors should be used to walk adjacent transects. Poor weather may affect the surveyor's ability to detect burrowing owls thus, avoid conducting surveys when wind speed is greater than 20 kilometers per hour and there is precipitation or dense fog. To avoid impacts to owls from surveyors, owls and/or occupied burrows should be avoided by a minimum of 50 meters (approximately 160 feet) wherever practical to avoid flushing occupied burrows. Disturbance to occupied burrows should be avoided during all seasons. (c) If burrowing owls are detected on the Project Site, the following restricted activity dates and setback distances are recommended per the Staff Report (CDFG 2012). From February 1 through October 15, low disturbance and medium disturbance activities should have a 200 meter buffer while high disturbance activities should have a 500 meter buffer from occupied nests. From October 16 through March 31, low disturbance activities should have a 50 meter buffer, medium disturbance activities should have a 100 meter buffer, and high disturbance activities					

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should have a 500 meter buffer from occupied nests. No earth-moving activities or other disturbance should occur within the afore-mentioned buffer zones of occupied burrows. These buffer zones should be fenced as well. If burrowing owls are found in the Project Site, a qualified biologist shall delineate the extent of burrowing owl habitat. (d) The Mitigation Land that shall be preserved in perpetuity as part of the proposed Project as mitigation for special-status species supports grassland habitat that includes numerous rodent burrows that provide nesting habitat, as well as foraging habitat for western burrowing owl. The Mitigation Land shall more than adequately offset any impacts to suitable burrowing owl habitat should this species be found during surveys. The preservation of western burrowing owl habitat would fully compensate for impacts to potential western burrowing owl habitat resulting from the Project.					
MM BIO-1f: American Badger. To ensure that potential impacts to American badger migration and dispersal habitat are avoided or offset, the following mitigation measures shall be implemented: (a) A preconstruction survey for the American badger shall be conducted within the Ground Disturbance Areas within 7 days prior to grading thereon. Surveys shall be conducted by a wildlife biologist with experience identifying badger burrows. Survey methods would include conducting parallel transects through the grassland community looking for badger burrows. Any badger burrow identified shall be mapped with a global positioning system (GPS)	Submittal of preconstruction survey conducted by a qualified wildlife biologist If American Badgers are identified onsite: Submittal of proof of avoidance and/or relocation	Prior to ground disturbing activities Prior to and during ground disturbing activities	Project's qualified biologist contracted by Project applicant reporting to Contra Costa County Department of Conservation and Development; Contra Costa County Department of Conservation and Development; and		

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and shown on all Project development plans and grading plans. (b) If active badger burrows are identified within the Ground Disturbance Areas, they shall be avoided to the extent feasible. If avoidance is not feasible, a biologist should determine if the burrow is being used for breeding. If young are determined to be present, the burrow shall be avoided until young vacate the burrow. If the burrow is being used as refugia by the badger, as approved by CDFW, a one-way eviction door shall be installed to passively relocate the badger from its burrow. If it digs back into the burrow, as approved by CDFW, live traps shall be established at the burrow entrances to trap and remove badgers from the area of impact. (c) The Project includes the perpetual preservation of Mitigation Land that shall be preserved in perpetuity to mitigate impacts to California tiger salamander, California red-legged frog, and San Joaquin kit fox. Since the American badger has similar habitat requirements as the kit fox, the Mitigation Land would also fully mitigate any potential impacts to the American badger.			CDFW (as appropriate)		
MM BIO-1g: Alameda Whipsnake. To ensure that any significant impacts to Alameda whipsnake are avoided, the following mitigation measures shall be implemented: (a) Wildlife exclusion fencing shall be installed around the work areas to prevent snakes and other wildlife from entering the construction area. This fence would be installed prior to the time any site grading or other construction-related activities commenced. The fence would remain in place during site grading or other construction-related activities. Wildlife exclusion fencing shall consist of a 4-foot wall of quarter-inch mesh,	Incorporation of wildlife exclusion fencing into construction documents; onsite inspection of fencing Obtain an incidental take permit from USFWS	Prior to site grading or other construction related activities and during construction Prior to project construction	Project's qualified biologist contracted by Project applicant reporting to Contra Costa County Department of Conservation and Development; Contra Costa County Department of Conservation and		

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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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galvanized, welded wire (i.e., hardware cloth—it cannot be woven wire). If the fence cannot be buried along the bottom edge in a 6-inch deep trench, then the bottom 6 inches of fence shall be landscaped stapled every 3 inches along the entire run of fence. Any voids in the soil beneath the fence shall be filled. The first 3 feet of fencing above the ground would be anchored to staking with wire. Finally, the top 6 inches of wire shall be bent over in a semi-circle towards the outside of the fence to ensure that the fence cannot be climbed. (b) Mitigation land set-aside as part of MM BIO-1b, 1c, and 1d to mitigate impacts to California tiger salamander, California red-legged frog, and San Joaquin kit fox would also provide appropriate mitigation for impacts to potential Alameda whipsnake dispersal habitat. (c) The applicant shall obtain an incidental take permit from USFWS prior to Project construction and shall implement any additional requirements identified by USFWS as necessary to protect the Alameda whipsnake. By obtaining "incidental take" authorization from the USFWS, this impact would be mitigated to a less than significant level.			Development; USFWS		
MM BIO-1h: Western Pond Turtle. To ensure that impacts to western pond turtle upland nesting habitat are avoided or offset, the following mitigation measures shall be implemented: (a) Prior to commencement of any earth-moving activity on-site, all potential suitable western pond turtle upland nesting habitat shall be surveyed. This shall include all areas within 100 feet of Tassajara Creek on the Northern Site. Preconstruction surveys for turtles and their nests shall be conducted 30 days prior to any grading activities.	Submittal of preconstruction survey results If nest sites are located: Onsite inspection and/or submittal of proof of	Prior to commencement of any earth-moving activity (at least 30 days prior to any grading activity) Prior to ground disturbing activities	Project's qualified biologist contracted by Project applicant reporting to Contra Costa County Department of Conservation and Development; Contra Costa County Department of		

Table 1 (cont.): Tassajara Parks Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
(b) If nest sites are located adjacent to a proposed work area, the nest site plus a 50-foot buffer around the nest site shall be fenced to avoid impacts to the eggs or hatchlings which overwinter at the nest site. In addition, a clear path (buffer area) between the nest site and adjacent creek or ponds shall be left undisturbed and demarcated with orange construction fencing so that dispersing young turtles can migrate to the creek without being deterred/impacted by construction/earth-moving activity. (c) If nest(s) are located during surveys, moth balls (naphthalene) should be sprinkled around the vicinity of the nest (no closer than 10 feet) to mask human scent and discourage predators. (d) Construction at the nest site and within the 50-foot buffer area and path to the off-site waterway shall be delayed until the young leave the nest (this could be a period of months) or as otherwise advised and directed by CDFW, the agency responsible for overseeing the protection of the western pond turtle. (e) If CDFW allows translocation of any nestling pond turtles, this shall be completed by a qualified biologist under the direction of CDFW.	appropriate buffers and use moth balls		Conservation and Development		

MM BIO-1i: Nesting Raptors. To ensure that impacts to nesting raptors are avoided or offset, the following mitigation measures shall be implemented: (a) In order to avoid impacts to nesting raptors, nesting surveys shall be conducted by a qualified raptor biologist prior to commencing with earth-moving or construction work, if this work would commence between February 1 and August 31. The raptor nesting surveys shall include examination of all trees within 500 feet of the Ground Disturbance Areas on the Northern Site. (b) If nesting raptors are identified during the surveys, the dripline of the nest tree must be fenced with orange construction fencing (provided the tree is on the Project Site), and a 300-foot radius around the nest tree must be staked with orange construction fencing. If the tree is located off the Project Site, then the buffer shall be demarcated per above where the buffer occurs on the Project Site. The size of the buffer may be altered if a qualified raptor biologist conducts behavioral observations and determines the nesting raptors are well acclimated to disturbance. If this occurs, the raptor biologist shall prescribe a modified buffer that allows sufficient room to prevent undue disturbance/harassment to the nesting raptors. No construction or earth-moving activity shall occur within the established buffer until it is determined by a qualified raptor biologist that the young have fledged (left the nest) and have attained sufficient flight skills to avoid Project construction zones. This typically occurs by August 1. This date may be earlier or later, and would have to be determined by a qualified raptor biologist. If a qualified biologist is not hired to watch the nesting raptors, then the buffers shall be maintained in place through the month of August and work within the buffer can commence on September 1. (c) Two surveys may be required to address both early and later nesting raptor species. Great horned owls and American kestrels begin nesting in February while northern harriers, red-tailed hawks, and red-shouldered hawks	Submittal of preconstruction nesting surveys conducted by a qualified biologist If nesting raptors are identified onsite: Onsite inspection and/or submittal of proof of fencing/protection buffers	Prior to construction	Project's qualified biologist contracted by Project applicant reporting to Contra Costa County Department of Conservation and Development; Contra Costa County Department of Conservation and Development		

Table 1 (cont.): Tassajara Parks Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
begin nesting in early April. Thus, an early survey should be conducted in February if earth-moving work or construction is proposed to commence between February 1 and April 1. If construction has not commenced by the end of March, a second nesting survey shall be conducted in April/May, whichever month is within 30 days of the commencement of construction. If construction would commence after May but before September 1, then the second survey shall be conducted within the 30-day period prior to site disturbance. (d) If the early nesting survey identifies a large stick or other type of raptor nest that appears inactive at the time of the survey, but there are territorial raptors evident in the nest site vicinity, a protection buffer (as described above) shall be established around the potential nesting tree until the qualified raptor biologist determines that the nest is not being used. In the absence of conclusive observations indicating the nest site is not being used, the buffer shall remain in place until a second follow-up nesting survey can be conducted to determine the status of the nest and eliminate the possibility that the nest is utilized by a late-spring nesting raptor (for example, red-tailed hawk). This second survey shall be conducted even if construction has commenced. If during the follow-up late season nesting survey a nesting raptor is identified utilizing the nest, the protection buffer shall remain until it is determined by a qualified raptor biologist that the young have fledged and have attained sufficient flight skills to avoid Project construction zones. If the nest remains inactive, the protection buffer can be removed and construction and earth-moving activities can proceed unrestrained.					

Table 1 (cont.): Tassajara Parks Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM BIO-1j: Nesting Birds. To ensure that impacts to nesting passerine birds and nesting special-status birds are avoided or offset, the following mitigation measures shall be implemented: (a) A nesting survey shall be conducted within all Ground Disturbance Areas and a surrounding 500-foot buffer 15 days prior to commencing construction/grading or tree removal activities, if this work would commence between March 1 and September 1. If special-status birds (such as loggerhead shrike) are identified nesting on the Project Site, a 50-foot radius around the nest must be staked with bright orange construction fencing. No construction or earth-moving activity shall occur within this 50-foot buffer until it is determined by a qualified biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid Project construction zones. This typically occurs by August 1. This date may be earlier than August 1, or later, and would have to be determined by a qualified ornithologist. (b) If common (not special-status) passerine (perching birds such as Anna's hummingbird [*Calypte anna*] and mourning dove [*Zenaida macroura*]) birds are identified nesting on the Project Site, grading or tree removal activities in the vicinity of the nest shall be postponed until it is determined by a qualified ornithologist that the young have fledged and have attained sufficient flight skills to leave the area. The size of the nest protective buffer required to ensure that the Project does not result in take of nesting birds, their eggs or young shall be determined by a qualified ornithologist. Typically, most passerine birds can be expected to complete nesting by June 15, with young attaining sufficient flight skills by early July.	Submittal of nesting bid survey conducted by a qualified biologist If special-status nesting birds are identified onsite: Onsite inspection and/or submittal of appropriate fencing. If common passerine nesting birds are identified onsite: Onsite inspection and/or submittal of appropriate fencing; Submittal of documentation of construction postponement by a qualified ornithologist	Prior to commencement of construction, grading, or tree removal activities (if occurring between March 1 and September 1) Prior to grading or tree removal activities Prior to grading or tree removal activities	Project's qualified biologist contracted by Project applicant reporting to Contra Costa County Department of Conservation and Development; Contra Costa County Department of Conservation and Development		

Table 1 (cont.): Tassajara Parks Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM BIO-1k: Special-Status Bats. In order to avoid impacts to roosting special-status bats, a biologist shall survey trees and buildings to be disturbed by Project activities, including those near the proposed Future Equestrian Staging Area 15 days prior to commencing with any removal or demolition. All bat surveys shall be conducted by a biologist with known experience surveying for bats. If no special-status bats are found during the surveys, then no further action would be required. If special-status bat species are found on the Project Site, a determination shall be made if there are young bats present. If young are found roosting in any tree or building, impacts to the tree or building shall be avoided until the young have reached independence. A non-disturbance buffer fenced with orange construction fencing shall also be established around the maternity site. The size of the buffer zone shall be determined by a qualified bat biologist at the time of the surveys. If adults are found roosting in a tree or building on the Project Site but no maternal sites are found, then the adult bats can be flushed or a one-way eviction door can be placed over the tree cavity (or building access opening) prior to the time the tree or building in question would be removed or disturbed. No other mitigation compensation would be required.	Submittal of qualified biologist's survey of trees and buildings If special-status bat species are identified onsite: Submittal of proof of avoidance, fencing, and/or flushing/eviction	Prior to commencement of tree removal or demolition Prior to commencement of tree removal or demolition	Project's qualified biologist contracted by Project applicant reporting to Contra Costa County Department of Conservation and Development; Contra Costa County Department of Conservation and Development		

MM BIO-3: Waters of the U.S. and State. To ensure that impacts to waters of the U.S. and State are offset, the following mitigation measures will be implemented: (a) Obtain a Section 404 permit from the USACE and a Section 401 permit from the RWQCB prior to Project construction and implementing any additional mitigation measures identified by the USACE or RWQCB as part of these permits. (b) At a minimum, all impacts to waters of the U.S. and State would be compensated for via creation and preservation of new waters of the U.S. and State at a minimum of 2:1 (creation to impact) ratio or as otherwise specified in permitting conditions imposed by the USACE and RWQCB. The applicant proposes to create at least 0.80 acre of new wetland to mitigate for Project-related impacts to waters of the U.S. and State. (c) The applicant is proposing to compensate for impacts to waters of the U.S. and State by creating wetlands on the Southern Site. A detailed Wetland Mitigation Plan will be prepared for the Project that shows the location, materials, and construction methods for creation of the wetlands. The Wetland Mitigation Plan will include specific success criteria and performance standards to measure the success of the mitigation wetlands. The success of the mitigation wetlands will be based upon how well it replaces the functions and services provided by seasonal wetlands that will be impacted by the Project. To be judged successful, the created wetlands must support a self-sustaining hydrophytic plant community that includes representative wetland taxa (i.e., wetland plant genera and species). A 5-year monitoring program will be implemented to monitor the progress of the wetland mitigation toward the established goals. At the end of each monitoring year, an annual report will be submitted to the USACE, RWQCB, and other resource agencies. This report will document the hydrological and vegetative condition of the mitigation wetland(s) and will recommend remedial measures as necessary to correct deficiencies.	Submittal of Section 404 and 410 permit documentation and inclusion of permit regulations into construction documentation Inclusion of creation and preservation of new waters of the U.S. and State at a minimum of 2:1 ratio or as specified in USACE and RWQCB permitting conditions into construction documentation OR proof of purchase of wetland mitigation bank credits Submittal of detailed Wetland Mitigation Plan Recordation of conservation easement or other appropriate legal mechanism Inclusion of Best Management Practices in construction plans	Prior to construction Prior to construction Prior to construction Prior to construction Prior to construction	Contra Costa County Department of Conservation and Development; USACE; RWQCB		

Table 1 (cont.): Tassajara Parks Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
(d) When implemented, creation of the wetlands (or purchase of wetland mitigation bank credits) will fully compensate for impacts to regulated waters of the U.S. (and State) resulting from construction of the Project. The Mitigation Land on the Southern Site will be preserved in perpetuity via recordation of a conservation easement, or other appropriate legal mechanism, ensuring that the mitigation wetlands are located within the permanently preserved open space area that will be maintained in perpetuity. (e) In lieu of creating waters of the U.S. and State on the Project Site, the applicant may also choose to purchase mitigation credits from a qualified wetland mitigation bank as approved in advance by the USACE and RWQCB. (f) Grading impacts associated with the creation of mitigation wetlands on the Southern Site shall also be minimized by the use of Best Management Practices to protect preserved wetlands and to ensure water quality in wetlands and other waters within the watershed. These practices can include installing orange construction fencing, hay or gravel waddles, and other protective measures. During Project construction, a biological monitor shall be on-site to monitor the integrity of preserved wetlands and other waters.					
Section 3.5—Cultural Resources					
MM CUL-1: If a potentially significant cultural resource is encountered during Project construction or related activities, all activities within a 50-foot radius of the find shall cease until a qualified archaeologist evaluates the find for its significance in terms of CEQA criteria. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The archaeologist shall make recommendations concerning appropriate measures that	Submittal of proof of discovery clause in construction contracts If cultural resources are identified onsite:	Prior to construction During construction	Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archeology (contracted by		

Table 1 (cont.): Tassajara Parks Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
will be implemented to protect the resource, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, wood, or shell artifacts, structural remains, privies, or historic dumpsites. Any previously undiscovered resources found during construction within the Project Site shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms.	project applicant to notify CCC of materials encountered and provide archeologist's submittal of findings and documentation; Section 15064.5 permit(s); copy of DPR 523 forms;		project applicant, reporting to Contra Costa County Department of Conservation and Development); Contra Costa County Department of Conservation and Development		
MM CUL-3: A qualified cultural resources monitor shall be on-site during all grading and excavation activities. In the event that fossils or fossil-bearing deposits are discovered during grading or construction of the Project, excavations within 50 feet of the find shall be temporarily halted until the discovery is examined by a qualified paleontologist, in accordance with the applicable Society of Vertebrate Paleontology standards, and assessed for significance under CEQA. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.	Submittal of proof of discovery clause in construction contracts Submittal of documentation of on-site inspection and monitoring If fossils or fossil-bearing deposits are identified onsite: project applicant to notify CCC of materials encountered and provide findings and documentation of avoidance or data recovery plan	Prior to construction During grading and excavation activities During grading and excavation activities	Project's qualified Paleontological monitor (as defined by the Society of Vertebrate Paleontology) contracted by Project applicant reporting to Contra Costa County Department of Conservation and Development		

MM CUL-4: In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and Section 5097.98 must be followed. In addition, if during the course of grading or construction there is an inadvertent discovery of any human remains, the following steps shall be taken: 1. There shall be no further excavation or disturbance within 50 feet of the find until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the Coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98. 2. Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the Project Site in a location not subject to further subsurface disturbance: - The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission. - The descendant identified fails to make a recommendation. - The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.	Project applicant to notify County Coroner if human remains are encountered; County Coroner contacts NAHC and submits NAHC correspondence to Contra Costa County Department of Conservation and Development	During construction in the event human remains are discovered	Project applicant; Contra Costa County Office of the Sheriff: Coroner's Division; NAHC; Contra Costa County Department of Conservation and Development		
Section 3.6—Geology, Soils, and Seismicity					

Table 1 (cont.): Tassajara Parks Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM GEO-1: At least 30 days prior to the issuance of building permit, the Project Applicant shall submit a design-level Geotechnical Investigation to Contra Costa County for review and approval of the County Peer Review Geologist. The investigation shall be prepared by a qualified engineer and identify grading and building practices necessary to achieve compliance with the latest adopted edition of the California Building Standards Code's geologic, soils, and seismic requirements. The measures identified in the approved report shall be incorporated into the Project plans.	Submittal of design-level geotechnical report for the Contra Costa County Department of Conservation and Development and County Geologist's review and approval; approval of final grading and building plans by the County Geologist	At least 30 days prior to the issuance of building permits	Contra Costa County Department of Conservation and Development; Contra Costa County Geologist		
Section 3.7—Hazards and Hazardous Materials					
MM HAZ-1: Prior to the demolition of any on-site structure constructed prior to 1978 or suspected to contain asbestos or lead containing materials, the property owner or applicant shall retain a qualified contractor to determine the presence or absence of asbestos-containing materials or lead-based paint. If either material is found to be present, the property owner or applicant shall retain a certified hazardous waste contractor to properly remove and dispose of all materials containing asbestos or lead paint in accordance with applicable federal and state laws and regulations. The property owner or applicant shall submit documentation to Contra Costa County demonstrating that this contractor has been retained as part of the demolition permit application. Upon completion of removal and disposal of materials, the Project applicant shall provide documentation to Contra Costa County demonstrating that these activities were successfully completed.	Submittal of qualified contractor's determination of presence or absence of asbestos or lead containing materials If asbestos or lead containing materials are found onsite: Submittal of documentation including a certified hazardous waste contractor in demolition plans	Prior to the issuance of demolition permits Prior to the issuance of demolition permits	Contra Costa County Department of Conservation and Development		
Section 3.8—Hydrology and Water Quality					

Table 1 (cont.): Tassajara Parks Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM HYD-1: Prior to issuance of any grading permits for the Project, the Contra Costa County Department of Conservation and Development shall verify that the applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the requirements of the statewide Construction General Permit. The SWPPP shall be designed to address the following objectives: (1) all pollutants and their sources, including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity are controlled; (2) where not otherwise required to be under a Regional Water Quality Control Board permit, all non-stormwater discharges are identified and either eliminated, controlled, or treated; (3) site Best Management Practices (BMPs) are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity; and (4) stabilization BMPs installed to reduce or eliminate pollutants after construction are completed. The SWPPP shall be prepared by a qualified SWPPP developer. The SWPPP shall include the minimum BMPs required for the identified Risk Level. BMP implementation shall be consistent with the BMP requirements in the then most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction or the Caltrans Stormwater Quality Handbook Construction Site BMPs Manual.	Submittal of a project specific SWPPP prepared by a qualified SWPPP developer to Contra Costa County Department of Conservation and Development Submittal of construction plans that incorporate implementation of SWPPP requirements; on-site verification	Prior to the issuance of grading permits Prior to and during all construction activities	Contra Costa County Department of Conservation and Development		

Table 1 (cont.): Tassajara Parks Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Section 3.10—Noise					

MM NOI-1a: To reduce potential construction noise impacts, the following multi-part mitigation measure shall be implemented for the Project: • The construction contractor shall ensure that all internal combustion engine-driven equipment are equipped with mufflers that are in good condition and appropriate for the equipment. • The construction contractor shall locate stationary noise-generating equipment as far as feasible from sensitive receptors when sensitive receptors adjoin or are near a construction disturbance area. In addition, the Project contractor shall place such stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project Site. • The construction contractor shall prohibit unnecessary idling of internal combustion engines. • The construction contractor shall locate, to the maximum extent practical, on-site equipment in staging areas to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the Project Site during all Project construction. • For any construction work associated with implementation of the project that would occur within the City of San Ramon (such as the potential recycled water pipeline installation), such activities shall be limited to Monday through Friday, prior to 7:30 a.m. and after 7:00 p.m. on each day and on Saturdays and Sundays, prior to 9:00 a.m. and after 6:00 p.m. • All construction activities associated with implementation of the project that will occur within the jurisdiction of Contra Costa County shall be limited to the hours of 7:30 a.m. to 5:30 p.m., Monday through Friday, and shall be prohibited on state and federal holidays on the calendar dates that these holidays are observed by the state or federal government as listed below: - New Year's Day (state and federal) - Birthday of Martin Luther King, Jr. (state and federal) - Washington's Birthday/Presidents' Day (state and federal) - Lincoln's Birthday (state)	Submit construction plans that incorporate noise reduction mitigation Periodic on-site inspection.	Prior to issuance of building permits During construction	Contra Costa County Department of Conservation and Development		

- Cesar Chavez Day (state) - Memorial Day (state and federal) - Independence Day (state and federal) - Labor Day (state and federal) - Columbus Day (state and federal) - Veterans Day (state and federal) - Thanksgiving Day (state and federal) - Day after Thanksgiving (state) - Christmas Day (state and federal) For specific details on the actual day the state and federal holidays occur, please visit the following websites: Federal holidays: http://www.opm.gov/Operating_Status_Schedules/fedhol/2011.asp California holidays: http://www.ftb.ca.gov/aboutFTB/holidays.shtml • At least 10 days prior to the issuance of grading permits signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and a contact number for the on-site complaint and enforcement manager in the event of problems. • An on-site complaint and enforcement manager shall be available to respond to and track complaints. The manager will be responsible for responding to any complaints regarding construction noise and or dust and for coordinating with the adjacent land uses. The manager will determine the cause of any complaints and coordinate with the construction team to implement effective measures (considered technically and economically feasible) warranted correcting the problem. The telephone number of the coordinator shall be posted at the construction site and provided to neighbors in a notification letter. The manager will be trained to use a sound level meter and should be available during all construction hours to respond to complaints.					

Table 1 (cont.): Tassajara Parks Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
• At least one week prior to commencement of grading or construction activities for each major phase of construction the applicant shall prepare a notice that grading or construction work will commence. The notice shall be posted at the site and mailed to all the owners and occupants of property within 300 feet of the exterior boundary of the Project Site as shown on the latest equalized assessment roll. The notice shall include a list of contact persons with name, title, phone number and area of responsibility. The person responsible for maintaining the list shall be included. The list shall be kept current at all times and shall consist of persons with authority to indicate and implement corrective action in their area of responsibility. The names of individuals responsible for noise and litter control, tree protection, construction traffic and vehicles, erosion control, and the 24-hour emergency number shall be expressly identified in the notice. The notice shall be re-issued with each phase of the project and a copy shall be mailed to Contra Costa County Department of Conservation and Development.					
MM NOI-1b: All proposed residential units located within 216 feet of the centerline of Camino Tassajara shall include an alternate form of ventilation, such as an air conditioning system, in order to ensure that windows can remain closed for a prolonged period of time. The building plans approved by the County shall reflect this requirement.	Inclusion in project plans; submit evidence of compliant ventilation system for approval by Contra Costa County Building Inspection Division (BID)	Prior to final project inspection	Contra Costa County Department of Conservation and Development; BID		
Section 3.12—Transportation and Traffic					
MM TRANS-1: Prior to the issuance of building permits, the Project applicant shall pay the applicable Tri-Valley Transportation Development (TVTD) Fees, which shall serve as	Payment of applicable fees	Prior to the issuance of building permits	Contra Costa County Department of Conservation and		

Table 1 (cont.): Tassajara Parks Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
partial mitigation for the impact to freeway segments. The fees contribute to the construction of planned freeway improvements, including HOV lanes, auxiliary lanes, interchange improvements as well as other regional transportation improvements, including (among others) the BART extension to Livermore. Impact fees are due at time of issuance of building permits. Payment of these fees would **partially mitigate** the incremental impact.			Development, Tri-Valley Transportation Development (TVTD)		
MM TRANS-2: Prior to the issuance of the first building permit, the Project applicant shall fund the optimization of the signal timing at the intersection of Camino Tassajara and Oak Gate Drive-Lawrence Road (Intersection #5). This will require signal coordination with Intersection #4: Camino Tassajara and Hansen Lane-Diablo Vista Middle School Driveway. Both intersections are under the jurisdiction of the Town of Danville. Modifications to signal timing shall be reviewed by and meet the approval of the Town of Danville and Contra Costa Public Works Department prior to implementation. Updated timing and signal coordination shall be physically implemented prior to the issuance of the building permit for the 123rd on-site residential unit.	Provision of funding Confirmation of signal optimization	Prior to the issuance of the first building permit Prior to the issuance of the 123rd on-site residential unit	Contra Costa County Department of Conservation and Development		

Table 1 (cont.): Tassajara Parks Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM TRANS-3a: ~~Prior to the issuance of the first building permit, the Project applicant shall fund optimization of the signal timing at the intersection of Camino Tassajara/Hansen Lane-Diablo Vista Middle School Driveway (Intersection #4). This will require signal coordination with Intersection #5: Camino Tassajara and Oak Gate Drive-Lawrence Road. Both intersections are under the jurisdiction of the Town of Danville. Modifications to signal timing shall be reviewed by and meet the approval of the Town of Danville and Contra Costa Public Works Department prior to implementation.~~					
MM TRANS-3b: Prior to the issuance of the first building permit, the Project applicant shall fund optimization of the signal timing at the intersection of Camino Tassajara and Oak Gate Drive-Lawrence Road (Intersection #5). This will require signal coordination with Intersection #4: Camino Tassajara and Hansen Lane-Diablo Vista Middle School Driveway. Both intersections are under the jurisdiction of the Town of Danville. Modifications to signal timing shall be reviewed by and meet the approval of the Town of Danville and Contra Costa Public Works Department prior to implementation.	Provision of funding	Prior to the issuance of the first building permit	Contra Costa County Department of Conservation and Development		
MM TRANS-3c: Prior to the issuance of the first building permit, the Project applicant shall fund optimization of the intersection signal timing at the intersection of Camino Tassajara and Buckingham Drive-Rassani Drive (Intersection #8). This intersection is under the jurisdiction of the Town of Danville. Modifications to signal timing shall be reviewed by and meet the approval of the Town of Danville and Contra Costa Public Works Department prior to implementation.	Provision of funding	Prior to the issuance of the first building permit	Contra Costa County Department of Conservation and Development		

Table 1 (cont.): Tassajara Parks Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM TRANS-3d: Prior to the issuance of the first building permit, the Project applicant shall fund optimization of the intersection signal timing at the intersection of Camino Tassajara and Tassajara Ranch Drive (Intersection #10). This intersection is under the jurisdiction of the Town of Danville. Modifications to signal timing shall be reviewed by and meet the approval of the Town of Danville and Contra Costa Public Works Department prior to implementation.	Provision of funding	Prior to the issuance of the first building permit	Contra Costa County Department of Conservation and Development		
~~**MM TRANS-3e:** Prior to the opening of the Future Equestrian Staging Area, the Project applicant shall add a 50-foot southbound right-turn pocket to the intersection of Camino Tassajara and Finley Road (Intersection #17).~~					
MM TRANS-6a: The Project applicant shall construct all on-site internal intersections to be side-street stop-controlled or yield controlled intersections at the minor approaches.	Inclusion in project plans	Prior to the issuance of the first grading permit	Contra Costa County Department of Conservation and Development		
~~**MM TRANS-6b:** Prior implementation of any improvements at the Future Equestrian Staging Area, the Project applicant shall clear brush and any obstructions that limit the sight distance within the horizontal radius of Finley Road to ensure that adequate sight distance (i.e., ≥ 187 feet) is provided in the northerly direction from the Future Equestrian Staging Area's access driveway.~~					
3.13—Utilities and Service Systems					
MM USS-1: Prior to the recordation of the Final Map, the Project applicant must demonstrate to the DCD that all required approvals are obtained to implement provision of water to the Project Site via the selected water supply.	Evidence that required approvals have been obtained	Prior to recordation of the Final Map	Contra Costa County Department of Conservation and Development, DCD		