

**Mitigation Monitoring and Reporting Program  
County File #CDLP25-02033**

**5675 Hope Way, 5595 Byron Hot Springs Road  
Byron, CA 94514**

**May, 2026**

**SECTION 1: AESTHETICS****Potentially Significant Impacts:**

***AES-1:** The lighting associated with the facility could cause a significant new source of light which would adversely affect day or nighttime views in the area.*

**Mitigation Measures(s):**

***Mitigation Measure AES-1:** No lights or beacons may be installed, unless lights or beacons are required by a state or federal agency having jurisdiction over the facility, such as the California Public Utilities Commission, Federal Communications Commission, or Federal Aviation Administration, or if lights or beacons are recommended by the County Airport Land Use Commission.*

Implementing Action:	COA
Timing of Verification:	Prior to CDD Stamp approval of construction plans
Party Responsible for Verification:	CDD staff
Compliance Verification:	Review of construction plans to evaluate proposed site lighting (if any).

**SECTION 3: AIR QUALITY****Potentially Significant Impacts:**

***AIR-1:** Exhaust emissions and particulates produced by construction activities may cause exposure of the public or sensitive receptors to significant amounts of pollutants.*

**Mitigation Measures(s):**

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

Abbreviations:

Condition of Approval (COA)

Community Development Division (CDD)

Mitigation Monitoring Program

CDLP25-02033

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. *Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.*
7. *Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).*
8. *Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).*
9. *Install sandbags or other erosion control measures to prevent silt runoff to public roadways.*
10. *Replant vegetation in disturbed areas as quickly as possible.*
11. *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.*
12. *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.*
13. *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.*

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Condition of Approval (COA)  
Community Development Division (CDD)

Mitigation Monitoring Program  
CDLP25-02033

Implementing Action:	COA
Timing of Verification:	Prior to CDD Stamp approval of construction plans
Party Responsible for Verification:	CDD staff
Compliance Verification:	Review of construction plans to verify plan notes alert construction personnel of these requirements.

**SECTION 4: BIOLOGICAL RESOURCES**

**Potentially Significant Impacts:**

***Potential Impact BIO-1:** Construction activities on the project site could result in potentially significant impacts to nesting birds.*

**Mitigation Measures(s):**

***Mitigation Measure BIO-1:** All native birds in California are protected by the federal Migratory Bird Treaty Act (MBTA) and provisions of the California Fish and Game Code. Section 3503.5 of the California Fish and Game Code specifically protects raptors. Ground disturbance, noise, or removal of vegetation that would result in destruction of active bird nests or disruption of breeding/nesting activity could be a violation of the MBTA and the California Fish and Game Code, as well as a significant impact under CEQA.*

*A nesting bird survey shall be completed by a qualified biologist no earlier than one week prior to any construction during the nesting season (February 15–August 31) to determine if any native birds are nesting on or near the site (including a 500-foot buffer for raptors, including burrowing owl, and a .25-mile buffer for Swainson’s hawk). If any active nests are observed during surveys, a suitable avoidance buffer from the nests should be determined by the qualified biologist based on species, location, and extent and type of planned construction activity. These nests would be avoided until the chicks have fledged and the nests are no longer active, as determined by the qualified biologist. The qualified biologist conducting the nesting surveys should prepare a report that provides details about the nesting outcome and the removal of buffers. This report should be submitted to the County’s Department of*

<i>Conservation and Development for review and approval prior to the time that buffers are removed.</i>	
Implementing Action:	COA
Timing of Verification:	At most 1-week Prior to ground disturbing activities that occur during nesting season (Feb. 15 – Aug. 31).
Party Responsible for Verification:	CDD staff, Consulting Biologist.
Compliance Verification:	Review of Biologist's report
<b>SECTION 5: CULTURAL RESOURCES</b>	
<b>Potentially Significant Impacts:</b>	
<i><b><u>Potential Impact CUL-1:</u></b> Subsurface construction activities could potentially damage or destroy previously undiscovered historic and prehistoric resources.</i>	
<i><b><u>Potential Impact CUL-1:</u></b> Surface construction activities could potentially damage or destroy previously undiscovered archeological resource.</i>	
<i><b><u>Potential Impact CUL-1:</u></b> Surface construction activities could potentially damage or destroy previously undiscovered human remains</i>	
<b>Mitigation Measure(s):</b>	
<i><b>Mitigation Measure CUL-1:</b> The following Mitigation Measures shall be implemented during project related ground disturbance, and shall be included on the face of all construction plans:</i>	
<p><i>a. 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</i></p>	

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Condition of Approval (COA)

Community Development Division (CDD)

Mitigation Monitoring Program

CDLP25-02033

*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 cultural resource is also a tribal cultural resource (TCR) the representative (or consulting) tribe(s) will also require notification and opportunity to consult on the findings.*

*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.*

- b. 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 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.*
  
- c. In the event the Project design changes, and ground disturbance is anticipated beyond the Area of Potential Effect, as it is currently defined by the Cultural Resources Inventory Reports, further surveys shall be conducted in those new areas to assess the presence of cultural resources. Any newly discovered or previously recorded sites within the additional survey areas shall be recorded (or updated) on appropriate Department of Parks and Recreation (DPR) 523-series forms. If avoidance of these cultural resources is not feasible then an evaluation and/or data recovery program shall be drafted and implemented.*

Implementing Action:

COA

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Condition of Approval (COA)  
 Community Development Division (CDD)

Mitigation Monitoring Program  
 CDLP25-02033

Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of building/grading permits.
Party Responsible for Verification:	CDD staff
Compliance Verification:	Review of construction plans verifying that CUL-1 measures are included on plan notes printed thereon.

## SECTION 18: TRIBAL CULTURAL RESOURCES

### Potentially Significant Impacts:

***Potential Impact TCR-1:*** Construction and grading could cause ground disturbance which may impact heretofore undocumented tribal cultural resources.

***Mitigation Measure TCR-1:*** Prior to ground disturbance, the project proponent shall provide a cultural awareness training, provided by a licensed archaeologist, for all construction personnel involved with any phase of development for the solar energy facility. Prior to the issuance of building/grading permits for the facility, the applicant shall provide County staff written verification documenting when this training occurred, the party administering the training, and identifying the parties in attendance.

***Mitigation Measure TCR-2: Inadvertent discovery of Tribal Cultural Resources:*** If cultural resources of Native American origin are identified during grading or excavation of the proposed project, all ground disturbing activities within 100 feet shall cease until a representative from the Confederated Villages of Lisjan Nation is consulted by the government agency. If the entity in consultation with the consulting Tribe(s), determines that the resource is a Tribal Cultural Resource and thus significant under CEQA, the entity shall retain a Tribal representative and, if applicable, a qualified archaeologist, at the applicant's expense, to prepare a mitigation plan, which shall be implemented in consultation with the consulting Tribe. The mitigation plan shall include avoidance of the resource or, if avoidance of the resource is not feasible, the plan shall outline appropriate treatment of the resource in coordination with the consulting Tribe. Examples of appropriate mitigation for Tribal Cultural Resources include, but are not limited to, protecting the cultural character and integrity of the resources, protecting traditional use of the resources, protecting the confidentiality of the resources, or heritage recovery.

***Mitigation Measure TCR-3:*** Inadvertent discovery of human remains: If human remains are encountered during construction and ground disturbing activities, all work within 100 feet of the remains should be redirected and the County Coroner notified immediately. At the same time, an archeologist shall be contacted to assess the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours of this identification. The NAHC will identify a Native

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Mitigation Monitoring Program  
CDLP25-02033

*American Most Likely Descendent (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and any associated funerary objects. There shall be no pictures taken or testing done on the Native American human remains. All bone, until identified as not human, shall be treated as potential human remains and the appropriate protocols followed. The archaeologist shall record information, as appropriate and in accordance with the recommendations of the MLD and/or Tribal representative. Upon completion of the archeologist's assessment, a report should be prepared documenting methods and results, as well as the MLD's recommendations regarding the treatment of the human remains and any associated funerary objects. The report should be submitted to the lead government agency, the NWIC and the consulting Tribe. Tribal representatives will rebury the Native American human remains and associated funerary objects with the appropriate dignity either, in accordance with the recommendations of the MLD if available or in the project vicinity at a location agreed upon between the Tribe and the entity, where the reburial would be accessible to Tribal members in perpetuity and would not be subject to further disturbance. The discovery and reburial are to be kept confidential and secure to prevent any further disturbance.*

Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of building/grading permits.
Party Responsible for Verification:	CDD staff
Compliance Verification:	Review of construction plans verifying that TCR-1 through TCR-3 measures are noted thereon.

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Condition of Approval (COA)  
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Mitigation Monitoring Program  
 CDLP25-02033