

Pallav Chatterjee (Applicant) / Jeanette Sorensen (Owner)

**Mitigation Monitoring and Reporting Program
County File #CDMS22-00011**

**2.56-acre parcel at the corner of
Withers Avenue and Pleasant Hill Road
Lafayette, CA 94549**

June 12, 2026

SECTION 1: AESTHETICS

Potential Impact: The change in ambient nighttime light levels on the project site, and the extent to which project lighting would spill off the project site and affect adjacent light-sensitive areas, would determine whether the project could adversely affect nighttime views in the area. Project lighting could create a potentially significant adverse environmental impact due to substantial new light and glare on neighboring properties.

Mitigation Measures:

Aesthetics 1 (AES-1): Prior to submittal of a building permit, a Lighting Plan shall be submitted for review and approval of CDD. At a minimum, the plan shall include the following measures:

- a. All outdoor lighting, including façade, yard, security, and streetlights, shall be oriented down, onto the project site or road.
- b. Back shields or functionally similar design elements shall be installed on every lighting pole to reduce lighting from spilling off site, and to ensure that lighting remains within the project site.

Implementing Action:	COA
Timing of Verification:	During Compliance Review, prior to CDD approval of construction plans for a building permit, and during construction.
Responsible Department, Agency, or Party:	Project proponent, CDD, and Building Inspection.
Compliance Verification:	Submittal of lighting plan(s) for CDD review; Include CDD approved lighting plan(s) in construction plans for CDD review; and implementation with oversight of Building Inspection during construction.

SECTION 2: AIR QUALITY

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

Grading and construction activities using diesel powered vehicles and equipment on the site could have a potentially significant adverse environmental impact by creating localized odors.

Mitigation Measures:

Air Quality 1 (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 all construction plans:

- a. All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least two times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard.

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- c. 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 shall be prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- e. 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.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes, as required by the California Airborne Toxics Control Measure (ACTM) Title 13, Section 2485 of California Code of Regulations. Clear signage regarding idling restrictions shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- h. The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall take corrective action within 48 hours of receipt of the complaint. The Bay Area Air Quality Management District (BAAQMD) phone number shall also be visible to ensure compliance with applicable regulations.

Air Quality 2 (AIR-2): The following Mitigation Measure shall be implemented during project construction and shall be included on all construction plans:

- a. All off-road equipment equal to or greater than 25 horsepower shall meet either United States Environmental Protection Agency (EPA) or California Air Resources Board (ARB) Tier 4 Final off-road emission standards during all construction activities.
- b. Prior to issuance of a grading or building permit, a construction management plan shall be submitted to the CDD for review and approval. The construction management plan shall demonstrate that the off-road equipment used on-site to construct the proposed project would comply with Tier 4 Final off-road emission standards. Off-road equipment descriptions and information included in the construction management plan should include, but is not limited to, equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number47T47T.

Implementing Action:	COA
Timing Verification:	During Compliance Review, prior to CDD approval of construction plans for a building permit, and during construction.
Responsible Department or Agency:	Project proponent, CDD, and Building Inspection.
Compliance Verification:	Provide a copy of the Contact Sign required under MM AIR-1h and the Construction Management Plan required under MM AIR-2b for CDD review; Include MM AIR-1 and AIR-2a language on construction plans for CDD review; and implementation with oversight of Building Inspection during construction.

SECTION 3: BIOLOGICAL RESOURCES

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Potential Impact: Construction activities, including tree removal and site clearance, may impact nesting passerine birds and raptors.	
Mitigation Measures:	
Biological Resources 1 (BIO-1): If project-related activities that require tree removal take place during the nesting season (February through August), an avian pre-construction survey for nesting passerine birds and raptors (birds of prey) within the project site and the trees within the adjacent riparian area shall be conducted by a qualified Biologist no more than 14 days prior to the commencement of the tree removal or project-related activities. If any bird listed under the Migratory Bird Treaty Act (MBTA) is found to be nesting within the project site or within the area of influence, an adequate protective buffer zone shall be established by a qualified Biologist (with consultation of the California Department of Fish and Wildlife (CDFW)) to protect the nesting site. The distance shall be determined by a qualified Biologist. The nest site(s) shall be monitored by a qualified Biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid project construction zones (typically by August), a qualified Biologist shall determine if the project can proceed without further regard to the nest site(s). Prior to issuance of a building or grading permit, the CDD shall determine if project construction-related activities will take place during the nesting season, and if so, the avian pre-construction survey, and any incidental materials, shall be reviewed and approved by the CDD.	
Implementing Action:	COA
Timing of Verification:	If during the nesting season: During Compliance Review, prior to any disturbance of the project site, prior to CDD approval to allow issuance of a building or grading permit, and during site clearing and construction.
Responsible Department, Agency, or Party:	Project proponent, project Biologist, County Biologist consultant (if applicable), CDD, and Building Inspection.
Compliance Verification:	Timing of building or grading permit issuance; and If applicable, submittal of required materials per MM BIO-1 for County biologist consultant (if found necessary) and CDD review; and implementation of approved biologist mitigation measures with project biologist and Building Inspection oversight during site clearing and construction activities.
Potential Impact: Construction activities, including tree removal and site clearance, may impact nesting bats.	
Mitigation Measures:	

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Biological Resources 2 (BIO-2): If project construction-related activities, including tree removal, take place during seasonal periods of bat activity (April 15 through August 31 and October 15 through February 28), a bat habitat assessment shall be conducted by a qualified Biologist that has 1) at least two years of experience conducting bat surveys that resulted in detections for relevant species, such as pallid bat, with verified project names, dates, and references, and 2) experience with relevant equipment used to conduct bat surveys. The habitat assessment shall be conducted no more than 14 days prior to the commencement of site clearing or project-related activities to determine presence of bat roosting or maternal colonies.

For tree removal, the habitat assessment shall include a visual inspection of potential roosting features of trees to be removed (e.g., cavities, crevices in wood and bark, exfoliating bark for colonial species, suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. If the presence of bats is presumed or documented, trees may be removed only: a) using the two-step removal process detailed below during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats. Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.

If no roosting or maternal colonies are observed, a letter report confirming absence shall be prepared by a qualified Biologist, and no further avoidance measures should be required. If bat roosting sites and/or maternal colonies are found, then the bats shall not be disturbed without a pre-approved strategy prepared and implemented by a qualified bat Biologist (with consultation of the California Department of Fish and Wildlife (CDFW)). Prior to issuance of a building or grading permit, the CDD shall determine if project construction-related activities will take place during seasonal periods of bat activity, and if so, the bat habitat assessment, and any incidental materials, shall be reviewed and approved by the CDD.

Implementing Action:	COA
Timing of Verification:	If during bat-activity season: During Compliance Review, prior to any disturbance of the project site, prior to CDD approval to allow issuance of a building or grading permit, and during site clearing and construction.
Responsible Department, Agency, or Party:	Project proponent, project Bat Biologist, County biologist consultant (if applicable), CDD, and Building Inspection.
Compliance Verification:	Timing of building or grading permit issuance; and If applicable, submittal of required materials per MM BIO-2 for County biologist consultant (if

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	found necessary) and CDD review, and implementation of approved bat biologist mitigation measures with Building Inspection oversight during site clearing and construction activities.
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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 (CUL-1): All project-related ground disturbance shall be monitored by an archaeologist who meets the Secretary of the Interior's professional qualification standards for archaeology. In the event that significant cultural resources are discovered during construction activities, the applicant/project owner or sponsor shall ensure that operations within a 100-foot radius of the find shall cease and the archaeologist will be consulted to determine whether the resource requires further study. The standard inadvertent discovery clause shall be included on the grading plans submitted to the City to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. The archaeologist shall make recommendations to the County concerning appropriate measures, which shall be implemented by the applicant/project owner or sponsor to protect the discovered resources, including but not limited to recordation on appropriate California Department of Parks and Recreation (DPR) forms, evaluation, or excavation of the finds in accordance with CEQA Guidelines, Section 15064.5.

Cultural Resources 2 (CUL-2): In the event of accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and 5097.98 shall be followed. If during the course of construction activities there is accidental discovery or recognition of any human remains, the following steps shall be taken:

- a. There shall be no further excavation or disturbance within 100 feet of the remains 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 Public Resources Code section 5097.98.
- b. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity

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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.	
Implementing Action:	COA
Timing of Verification:	During Compliance Review, prior to CDD approval of construction plans for a building permit, and during ground disturbance.
Responsible Department, Agency, or Party:	Project proponent, project archeologist, County cultural resources consultant (if found necessary), CDD, and Building Inspection.
Compliance Verification:	Submittal of required materials per MM CUL-1 for County cultural resources consultant (if found necessary) and CDD review; Include MM CUL-1 and MM CUL-2 language on construction plans for CDD review; Implementation with oversight of Building Inspection during construction; and Submittal of archaeologist report, in the event of a find, for CDD review.
SECTION 5: GEOLOGY AND SOILS	
Potential Impact: The project could significantly impact the potential for increased exposure to adverse effects, including the risk of loss, injury or death from seismic-related ground failure, including liquefaction.	
Mitigation Measures:	
Geology and Soils 1 (GEO-1): Prior to submittal of a building or grading permit, the project applicant shall submit a project geotechnical report that evaluates the sites of proposed Parcel B improvements. This report shall provide the following: (i) original geologic map showing the consultant's interpretation of the site conditions, with delineation of any potentially hazardous soil condition; (ii) the scope of the investigation shall include subsurface exploration that is adequate to establish the depth to bedrock within the Parcel B building site conditions and features; generalized logs are not acceptable. (iii) Shall provide laboratory test data to evaluate engineering properties of the native soil, Quaternary deposits and underlying bedrock, (iv) shall provide slope stability analysis for the slope area between the Parcel B building site and flow line of the creek at the toe-of-slope, as well as analysis of slope stability for the C.3 basin. The methodology used in the analysis shall be compliant with standards for project in the official Seismic Hazard Zone (SHZ) delineated by the California Geological Survey on the findings of	

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this investigation, recommendations for foundations should be reviewed and updated as may be warranted. The project geotechnical report shall be subject to peer review of the County Geologist and the review and approval of CDD.	
Implementing Action:	COA
Timing of Verification:	During Compliance Review, prior to CDD approval of construction plans for a building or grading permit, structural review, and during Construction.
Responsible Department, Agency, or Party:	Project proponent, project geotechnical engineer, peer review of County Geologist, CDD, and Grading and Building Inspection.
Compliance Verification:	Submittal of required materials per MM GEO-1 for County Geologist and CDD review; Include CDD approved geotechnical report and any other pertinent materials/reports/plans in construction plans for CDD review; During structural review by County structural engineers, and During construction with Grading and Building Inspection approval.
Potential Impact: The project could significantly impact the potential for increased exposure to adverse effects, including the risk of loss, injury or death from seismic-related ground failure, including liquefaction.	
Mitigation Measures:	
Geology and Soils 2 (GEO-2): Geotechnical observation and testing services shall be required for the construction of improvements in each of the three parcels of CDMS22-00011. These services are (i) to ensure that geotechnical recommendations of the project are properly interpreted and implemented by contractors, (ii) allow the geotechnical engineer to view exposed conditions during construction to ensure that field conditions match those that were the basis of the design recommendations in the approved report, and (iii) provide the opportunity for field modifications of geotechnical recommendations (with Building approval), based on exposed conditions. The monitoring shall commence during clearing, and extend through grading, placement of engineered fill, installation of recommend drainage facilities, and foundation related work. Prior to final grading inspection, a report from the project geotechnical engineer that documents their observation and testing service to that stage of construction, including monitoring and testing of backfilling required for utility and drainage facilities, shall be submitted and subject to peer review of the County Geologist and the review and approval of CDD.	

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Prior to final building inspection of a residential dwelling unit or retaining wall, a report from the project geotechnical engineer that documents the monitoring services associated with implementation of final grading, drainage, and foundation related work, and retaining wall pier hole drilling/foundation work, shall be submitted and subject to peer review of the County Geologist and the review and approval of CDD.	
Implementing Action:	COA
Timing of Verification:	Submittal of required materials per MM GEO-2 for County Geologist and CDD review; and Prior to CDD approval to allow final grading inspection and final building inspection of a residential dwelling unit or retaining wall.
Responsible Department, Agency, or Party:	Project proponent, project geotechnical engineer, CDD, and Grading and Building Inspection.
Compliance Verification:	Implementation with oversight of Grading and Building Inspection and project geotechnical engineer during construction.
Potential Impact: The project could significantly impact the potential for increased exposure to adverse effects, including the risk of loss, injury or death from seismic-related ground failure, including liquefaction.	
Mitigation Measures:	
Geology and Soils 3 (GEO-3): All grading, excavation and filling shall be conducted during the dry season (April 15 – October 15) only, and all areas of exposed soil shall be revegetated to minimize erosion and subsequent sedimentation. After October 15, only erosion control work shall be allowed by the grading permit. Any modifications to the above schedule shall be subject to peer review of the County Geologist and the review and approval of CDD.	
Implementing Action:	COA
Timing of Verification:	During Compliance Review, prior to CDD approval of construction plans for a grading or building permit, and during construction.
Responsible Department, Agency, or Party:	Project proponent, CDD, and Building Inspection.
Compliance Verification:	Include MM GEO-3 language on construction plans for CDD review; and Implementation with oversight of Building Inspection during construction.

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Section 13: NOISE

Potential Impact: Construction related noise could impact adjacent sensitive receptors.

Mitigation Measures:

Noise 1 (NOI-1): The following Mitigation Measure shall be implemented during project construction and shall be included on all construction plans:

- a. The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.
- b. The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited.
- c. The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where such market available technology exists.
- d. At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from the nearest residential land uses.
- e. The construction contractor shall designate a noise disturbance coordinator who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (starting too early, bad muffler, etc.) and establish reasonable measures necessary to correct the problem. The construction contractor shall visibly post a telephone number for the disturbance coordinator at the construction site.
- f. Unless specifically approved otherwise by the CDD, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are 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 (Federal)
Lincoln’s Birthday (State)
President’s Day (State)
Cesar Chavez Day (State)
Memorial Day (State and Federal)
Juneteenth National Independence Holiday (Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (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: http://www.opm.gov/Operating_Status_Schedules/fedhol/2015.asp

California: <http://www.ftb.ca.gov/aboutFTB/holidays.shtml>

- g. Transportation of large trucks and heavy equipment is subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.

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Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction plans for a building permit, and during construction.
Responsible Department, Agency, or Party:	Project proponent, CDD, and Building Inspection.
Compliance Verification:	Include MM NOI- language on construction plans for CDD review; Implementation with oversight of Building Inspection during construction

SECTION 18: 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 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:

Tribal Cultural Resources 1 (TCR-1): Native American Monitoring. Prior to ground disturbing activities, a Confederated Villages of Lisjan Nation (CVLN) Tribal monitor(s) shall be retained. Confederated Villages of Lisjan Tribal monitor(s) will have the authority to halt and redirect work should any archeological or tribal cultural resources be identified during monitoring. **If archeological or Tribal cultural resources are encountered during ground disturbing activities, work within 100 feet of the find must halt and the find must be evaluated for listing in the CRHR and NRHP.** Monitoring may be reduced or halted at the discretion of the CVLN monitor, in consultation with the lead agency, as warranted by conditions such as encountering bedrock, sediments being excavated are fill, negative findings during the first 50 percent of the entire area of ground disturbance, etc. If monitoring is reduced to spot checking, spot checking shall occur when ground disturbing activities moves to a new location within the project site and/or when ground disturbance will extend to depths not previously reached (unless those depths are within bedrock).

Tribal Cultural Resources 2 (TCR-2): Unanticipated 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 an archeologist has evaluated the nature and significance of the find as a cultural resource and a representative from the Confederated Villages of Lisjan Nation is consulted by the government agency. The archeologist will stake the area of discovery, placing stakes no more than 10 feet apart, forming a circle having a radius of no less than 100 feet from the point of discovery. If the entity in consultation with the consulting

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Tribe(s), determines that the resource is a tribal cultural resource and thus significant under CEQA and/or the Tribe, the entity shall retain a qualified archeologist and a Tribal monitor, at the applicant's expense, to prepare a mitigation plan, which shall be implemented by the entity in accordance with state guidelines and 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 and, if applicable, a qualified archeologist. 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.

Tribal Cultural Resources 3 (TCR-3): Halt Work/Coroner's Evaluation/Impact to Previously Undiscovered Human Remains. If human remains are encountered during construction and/or other 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 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, if not identifiable as human or animal, shall be treated as human remains and the appropriate protocols followed.** The archeologist 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 recommendations regarding the treatment of the human remains and any associated archeological materials. The report should be submitted to the City, the project proponent, 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 consultant, where the reburial would be accessible to Tribal members in perpetuity and would not be subject to further disturbance. The discovery and reburial is to be kept confidential and secure to prevent any further disturbance.

Implementing Action:	COA
Timing of Verification:	During Compliance Review, prior to CDD approval of construction plans for a building permit, and during ground disturbance.
Responsible Department, Agency, or Party:	Project proponent, project CVLN Tribal Monitor, archeologist (if found necessary), CDD, and Building Inspection.
Compliance Verification:	Include MM TCR-1, TCR-2 and TCR-3 language on construction plans for CDD review;

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	Implementation with oversight of project CVLN Tribal Monitor, project archeologist (if found necessary), Building Inspection during construction; and Submittal of archaeologist report, in the event of a find, for CDD review.
SECTION 10: MANDATORY FINDINGS OF SIGNIFICANCE	
Potential Impact: The project to create three parcels from the site may impact the quality of the environment (Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geological Resources, Noise, 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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