Mitigation Monitoring and Reporting Program
County File #CDMS23-00020/CDDP23-03052

0 Brookside Drive
Richmond, CA 94801

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SECTION 1: AESTHETICS	
Potentially Significant Impact: The project will generate limited new sources of light and glare in the immediate vicinity that could potentially have a significant impact unless mitigated. The following mitigation measures will ensure these impacts are less than significant.	
Mitigation Measure(s):	
AES-1: At least 30 days prior to the issuance of a building permit, the applicant shall submit for review and approval of the Department of Conservation and Development, Community Development Division (CDD) a Lighting Plan for the proposed development. The lighting Plan The lighting plan shall include diagrams of outdoor lighting fixtures no higher than 25 feet in total height with shrouds to eliminate lighting that may fall onto adjacent properties and the San Pablo Creek riparian area. The plan shall comply with the California Energy Commission Building Energy Efficiency Standards and include a photometric site plan to verify that all new lighting remains on the project site with no more than 1.4 foot-candles of illuminance at the property line adjacent to the San Pablo Creek.	
Implementing Action:	COA
Timing of Verification:	Prior to the issuance of a building permit.
Party Responsible for Verification:	Project proponent, CDD staff.
Compliance Verification:	Review of lighting plan.
SECTION 3: AIR QUALITY	
Potentially Significant Impact: Although temporary, during grading and construction activities, the project could have an adverse environmental impact on sensitive receptors. Consequently, the applicant is required to implement the following *Basic Construction Mitigation Measures* (BAAQMD) during construction in order to reduce impacts due to construction dust and exhaust to less than significant levels.	
Mitigation Measure(s):	
AIR-1: The following mitigations shall be included on all construction plans and implemented throughout the construction phase of the project: 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 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.

4. All vehicle speeds on unpaved roads shall be limited to 15 mph.

5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

8. The property owner or site contractor shall post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Implementing Action:	COA
Timing of Verification:	During project construction
Party Responsible for Verification:	Applicant and contractor(s), CDD, BID
Compliance Verification:	Field verification by contractor, BID

Mitigation Measure(s):

AIR-2: Prior to the issuance of a building permit, the applicant shall submit a vehicular movement plan that identifies the following:

On-site zero-emission vehicle parking for all anticipated truck traffic to prevent idling and off-site queuing.

A list of yard equipment to be used on-site. The yard equipment is to be zero-emission and include but is not limited to forklifts, pallet trucks and jacks, and stackers. Verification that all heavy-duty trucks to and from the project site are model year 2014 or later.	
Implementing Action:	COA
Timing of Verification:	Prior to CDD issuance of a building permit; ongoing
Party Responsible for Verification:	Applicant and contractor(s), CDD
Compliance Verification:	CDD review and approval of vehicular movement plan
SECTION 4: BIOLOGICAL RESOURCES	
Potentially Significant Impact: Project related construction activities during bird nesting season may result in mortality of nesting birds unless mitigated to less than significant levels.	
Mitigation Measure(s):	
BIO-1: Within 15 days prior to the commencement of construction activities, a qualified biologist should conduct a pre-construction breeding bird survey in areas of suitable habitat. If bird nests are found, appropriate buffer zones should be established around all active nests to protect nesting adults and their young from construction disturbance. Buffer zones should be maintained until it can be documented that either the nest has failed or the young have fledged.	
Implementing Action:	COA
Timing of Verification:	Prior to active project construction
Party Responsible for Verification:	Applicant and contractor(s), project biologist, CDD, BID, CDFW
Compliance Verification:	CDD review and approval of preconstruction survey and construction documents; CDFW certification as required; field verification by contractor, project biologist, and BID
SECTION 5: CULTURAL RESOURCES	
Potentially Significant Impact: *Upon approval of the project, the future development of the site could include ground disturbance which has the potential for uncovering previously unknown cultural resources. The following mitigation measures will ensure that, in the event*	

cultural resources are discovered, the proper actions are taken to reduce the adverse environmental impacts to cultural resources to a less than significant level.

Mitigation Measure(s):

CUL-1: Should archaeological materials be uncovered during grading, trenching, or other on-site excavation(s), all earthwork within 30 yards of the materials shall be stopped until a professional archeologist who is certified by the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find, and, if deemed necessary, suggest appropriate mitigation(s).

CUL-2: If any significant cultural materials such as artifacts, human burials, or the like are encountered during construction operations, such operations shall cease within 10 feet of the find, the Community Development Division (CDD) shall be notified within 24 hours, and a qualified archaeologist contacted and retained for further recommendations. Significant cultural materials include, but are not limited to, aboriginal human remains, chipped stone, groundstone, shell and bone artifacts, concentrations of fire cracked rock, ash, charcoal, and historic features such as privies or walls and other structural remains.

CUL-3: If human remains are encountered, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the Contra Costa County Coroner has been contacted, pursuant to Section 7050.5 of the California Health and Safety Code.

CUL-4: Appropriate mitigation of any discovered cultural resources may include monitoring of further construction and/or systematic excavation of the resources. Any artifacts or samples collected as part of the initial discovery, monitoring, or mitigation phases shall be properly conserved, catalogued, evaluated, and curated, and a report shall be prepared documenting the methods, results, and recommendations. The report shall be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

Implementing Action:	COA
Timing of Verification:	Upon discovery of archaeological materials.
Party Responsible for Verification:	Project proponent, CDD staff, Consulting Archaeologist.
Compliance Verification:	Review of archaeologist's report.

SECTION 7: GEOLOGY AND SOILS

Potentially Significant Impact: Based on the preliminary assessment of Miller Pacific Engineering Group, there are potentially significant geologic/geotechnical impacts and seismic hazards including the potential for strong seismic shaking at the project site, induced settlement as a result of liquefaction, The significant adverse impact associated with strong seismic shaking is potential damage to structures and improvements unless actions are taken to reduce the adverse environmental impacts to this geologic hazard to a less than significant level.

Mitigation Measure(s):

GEO-1: **Prior to recordation of the parcel map or CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first,** the project proponent shall submit an updated, design-level geotechnical report to the County for review by the CDD and County Peer Review Geologist to confirm (or modify) the Geotechnical Study by Miller Pacific Engineering Group (dated April 6, 2023) and provide final design recommendations and specifications for site grading, drainage, and foundation design.

GEO-2: **Prior to CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first,** the project geotechnical engineer(s) shall review grading, drainage, and foundation plans for consistency with recommendations in the updated, design-level geotechnical report, and issue a letter, providing comments on and confirming consistency of the plans with the geotechnical recommendations.

GEO-3: Structures are to be designed in conformance to the seismic provisions of the California Building Code (CBC). CBC coefficients and site values shown in Table 2 of the Miller Pacific geotechnical report shall be used to calculate the design base shear of the new improvements as applicable.

GEO-4: Where possible, the project is to utilize a rigid shallow foundation system. Rigid shallow foundations may include heavy-reinforced mat slab or continuous, interconnected footings with traditional slab-on-grade. The system shall be designed to bridge over 15 foot diameter areas on non-uniform support to minimize the effects of post-construction consolidation or seismic differential settlements. Design criteria for shallow foundation systems are to be found in Table 3 of the Miller Pacific geotechnical report.

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents; field review during construction

Party Responsible for Verification:	Applicant and contractor(s), project geotechnical engineer, County Peer Review Geologist, CDD, BID
Compliance Verification:	County Peer Review Geologist review of construction documents, CDD review and approval of construction documents, Field verification by contractor, project geotechnical engineer, BID

Potentially Significant Impact: Based on the preliminary assessment of Miller Pacific Engineering Group, the presence of expansive soil on the project site may result in damage to the proposed development unless actions are taken to reduce the adverse environmental impacts to this geologic hazard to a less than significant level.

Mitigation Measure(s):

GEO-5: Site grading shall be performed under the planned buildings to remove the upper 36 inches of existing variable fill and native soils and replaced with compacted non-expansive fill. As an alternative, lime-cement treatment of the soils can be performed to reduce the expansion potential and improve stability. At least 18 inches of compacted non-expansive fill or lime-cement treated soil shall be applied to the proposed parking areas and driveways. Verification of such actions shall be provided to DCD prior to the development of any structures or paving of any driveway or parking areas.

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents; field review during construction
Party Responsible for Verification:	Applicant and contractor(s), project geotechnical engineer, CDD, BID
Compliance Verification:	CDD review and approval of construction documents, Field verification by contractor, project geotechnical engineer, BID

SECTION 13: NOISE

Potentially Significant Impact: Construction equipment noise is measured at a higher decibel range than what is considered "Normally Acceptable" for residential land use areas. The project has the potential to increase beyond the "Normally Acceptable" noise limits for the surrounding areas unless mitigations are implemented.

Mitigation Measure(s):

NOISE-1: The project contractor and/or developer shall comply with the following construction, noise, dust and litter control requirements:

1. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.

2. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.

3. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.

4. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, noise-generating construction activities are restricted to the hours of 7:30a.m. to 5:00p.m., Monday through Friday, and prohibited on the calendar dates that the State and Federal holidays listed below are observed:

   New Year's Day (State and Federal)

   Birthday of Martin Luther King, Jr. (State and Federal)

   President's Day (State)/Washington's Birthday (Federal)

   Memorial Day (State and Federal)

   Juneteenth National Independence Holiday (State and Federal)

   Independence Day (State and Federal)

   Labor Day (State and Federal)

   Veterans Day (State and Federal)

   Thanksgiving Day (State and Federal)

   Day after Thanksgiving (State)

   Christmas Day (State and Federal)

5. Prohibit unnecessary idling of internal combustion engines.

6. Locate stationary noise generating equipment as far from surrounding residential properties as possible.

Implementing Action:	COA
Timing of Verification:	During project construction
Party Responsible for Verification:	Applicant and contractor(s), CDD, BID
Compliance Verification:	Field verification by contractor, BID