

MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) is a CEQA-required component of the Mitigated Negative Declaration (MND) process for the project. The results of the environmental analyses, including proposed mitigation measures, are documented in the Final MND.

CEQA requires that agencies adopting MNDs take affirmative steps to determine that approved mitigation measures are implemented subsequent to project approval.

As part of the CEQA environmental review procedures, Section 21081.6 requires a public agency to adopt a monitoring and reporting program to ensure efficacy and enforceability of any mitigation measures applied to a proposed project. The lead agency must adopt an MMRP for mitigation measures incorporated into the project or proposed as conditions of approval. The MMRP must be designed to ensure compliance during project implementation. As stated in Section 21081.6(a)(1):

The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.

Table 1 is the final MMRP matrix. The table lists each of the mitigation measures proposed in the Final MND and specifies the agency responsible for implementation of the mitigation measure and the time period for the mitigation measure.

Table 1: Mitigation Monitoring and Reporting Program

Environmental Impact	Mitigation Measures	Responsible Agency	Timing
Aesthetics			
Aesthetics: Daytime glare and nighttime lighting	Mitigation Measure I-1: Prior to submittal of plans to the Building Inspection Division, the San Ramon Valley Fire Protection District shall ensure that building construction plans show exterior lighting and window treatments on the fire station building and associated parking areas that are designed to minimize glare and light spillover to adjacent properties. The County Department of Conservation and Development (DCD) staff shall ensure that final design plans include light fixtures that are downcasting and low mounted to reduce light trespass onto adjacent properties. The final design plans shall also include glazing window treatments to minimize the intensity of daylight glare produced by the fire station.	Contra Costa County Department of Conservation and Development	During project design
Air Quality			
Air Quality: Expose sensitive receptors to substantial pollutant concentrations	Mitigation Measure III-1: The BAAQMD CEQA Guidelines construction control measures listed below shall be implemented during project construction: ▪ Water all active construction areas at least twice daily. ▪ Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard. ▪ Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. ▪ Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites. ▪ Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets. ▪ Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more). ▪ Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.). ▪ Limit traffic speeds on unpaved roads to 15 mph.	Contra Costa County Department of Conservation and Development	Prior to and during project construction

Environmental Impact	Mitigation Measures	Responsible Agency	Timing
Air Quality, continued			
<i>Air Quality: sensitive receptors, continued</i>	- Install sandbags or other erosion control measures to prevent silt runoff to public roadways. - Replant vegetation in disturbed areas as quickly as possible. - Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site. - Install windbreaks, or plant trees/vegetative windbreaks at the windward side(s) of construction areas. - Suspend excavation and grading activity when sustained winds exceed 25 mph. - Limit the area subject to excavation, grading, and other construction activity at any one time.		
Air Quality: Create objectionable odors	Mitigation Measure III-2: The construction plans shall clearly indicate the following requirements for all vehicles: Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to three minutes. Clear signage shall be provided for construction workers at all access points.	Contra Costa County Department of Conservation and Development	Prior to and during project construction
Biological Resources			
Biological Resources: Impacts to California red-legged frog	Mitigation Measure IV-1: Prior to the commencement of construction activities, temporary exclusion fencing shall be installed between the construction zone and the top of bank of Stone Valley Creek. The fencing shall be made of a fine-meshed material that does not allow the species to pass or to become entangled in the fencing. The bottom of the fencing shall be buried to a minimum depth of two inches such that animals do not pass under the fencing. Mitigation Measure IV-2: A qualified biologist shall survey the project site for California red-legged frog (and other sensitive wildlife species) immediately preceding the commencement of construction activities. If California red-legged frogs are found, the biologist shall contact the USFWS and the project shall be halted until the USFWS provides guidance on how to proceed. If other wildlife species are observed, they may be moved from the construction area to the riparian zone by biologists in possession of a valid scientific collecting permit.	Project applicant	Prior to project construction
		Project applicant	Immediately preceding the commencement of construction activities

Environmental Impact	Mitigation Measures	Responsible Agency	Timing
Biological Resources, continued			
<i>Biological Resources: Impacts to California red-legged frog, continued</i>	Mitigation Measure IV-3: A California red-legged frog sensitivity training shall be conducted for all onsite construction personnel. Training components shall include training on appropriate avoidance methods including species identification, daily preconstruction surveys, and protocols for contacting the biologist and USFWS in the event of a sighting. The training shall also address the importance of staying out of the riparian zone. Handouts shall be prepared and provided to all construction personnel including color photographs for species identification, protocols, and contact phone numbers.	Project applicant	Prior to project construction
	Mitigation Measure IV-4: During project construction activities, all trash that may attract predators shall be properly contained, removed from the work site and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.	Project applicant	During project construction
Biological Resources: Impacts to Cooper's hawk	Mitigation Measure IV-5: If construction activities would commence anytime during the nesting/breeding season of native bird species potentially nesting on the site (typically February through August in the project region), a pre-construction survey for nesting birds shall be conducted within one week of the commencement of construction activities. The survey area shall include the project site and accessible/visible areas within 500 feet of the site. If active nests are found in areas that could be directly affected, or in areas that would be subject to prolonged construction-related noise, a no-disturbance buffer zone should be created around the nest during the breeding season, or until a qualified biologist determines that all young have fledged, or that the proposed activity would not affect the nesting success. The size of the buffer zone and types of activities restricted within them shall be determined through consultation with the CDFG, taking into account factors such as the following: - Noise and human disturbance levels at the project site at the time of the survey and the noise and disturbance levels expected during construction activities; - Distance and amount of vegetation or other screening between areas where construction activities would occur and the nest; and - Sensitivity of individual nesting species and behaviors of the nesting birds.	Project applicant and Contra Costa County Department of Conservation and Development	Within one week of the commencement of construction activities (if construction activities commence during the nesting/breeding season of native bird species – February through August)

Environmental Impact	Mitigation Measures	Responsible Agency	Timing
Biological Resources, continued			
Biological Resources: Impacts to special-status bats	Mitigation Measure IV-6: A focused survey shall be conducted by a qualified bat biologist to determine if an active bat roost of a special-status species is present in the onsite house. The survey shall be conducted during the breeding season of native bat species in California (generally from April 1 through August 31). Should an active maternity roost of a special-status bat species be identified, the roost shall not be disturbed until the roost is vacated and juveniles have fledged, as determined by the biologist. Once all young have fledged, then the structure may be demolished. If a roost of non-breeding bats is identified, then the bats shall be passively excluded using CDFG-approved methods. Additionally, if an active maternity roost is identified, or if a roost of non-breeding bats is identified, then replacement roosting habitat shall be provided, such as bat boxes. The replacement roosting habitat to be provided shall be species appropriate and subject to the approval of the CDFG.	Project applicant and qualified biologist	Prior to construction activities, during the breeding season of native bat species in California (generally from April 1 through August 31).
Biological Resources: Substantial adverse effect on riparian habitat	Implement Mitigation Measure IV-1.	Project applicant	Prior to project construction
Biological Resources: Interference with wildlife movement within the creek corridor	Mitigation Measure IV-7: The final lighting plan shall demonstrate that the project-related spillover of light does not substantially increase light levels within the adjacent creek zone over current levels. This may be accomplished through features such as downcasting, motion detectors, or other appropriate methods.	Project applicant	During project design
Biological Resources: Compliance with County tree preservation ordinance	Mitigation Measure IV-8: The Tree and Root Zone Protection Guidelines specified in the arborist report prepared for the project by Timothy C. Ghirardelli Consulting Arborist Services (September 2009) and found in Appendix C shall be implemented during construction.	Project applicant	During project construction
Cultural Resources			
Cultural Resources: Impacts to archaeological resources	Mitigation Measure V-1: In the event that buried archaeological resources are encountered, the Contra Costa County Department of Conservation and Development (DCD) shall ensure that construction, excavation, and/or grading activities within 100 feet of the find are temporarily halted until a qualified archaeologist, hired by the applicant, can assess the significance of the find and provide proper management recommendations to be incorporated into the project. Prehistoric cultural materials include, but are not limited to, shell midden deposits, hearth remains, stone and/or shell artifacts, and/or burials.	Contra Costa County Department of Conservation and Development	If buried archaeological resources are encountered

Environmental Impact	Mitigation Measures	Responsible Agency	Timing
<i>Cultural Resources, Continued</i>			
<i>Cultural Resources: Impacts to archaeological resources, continued</i>	Historic materials, including but not limited to, whole or fragmentary ceramic, glass or metal objects, wood, nails, brick, or other materials may occur on the project site in deposits such as old privies or dumps. If the site is found to contain significant archaeological resources (as determined by the CEQA Guidelines) by a qualified archaeologist, funding shall be provided by the applicant to identify, record, report, evaluate, and recover the resources as necessary. Construction within the area of the find shall not recommence until impacts to the archaeological resource are mitigated. Additionally, as required by Public Resources Code Section 5097.993, the project applicant must inform project personnel that collection of any Native American artifact is prohibited by law.		
Cultural Resources: Impacts to paleontological resources	Mitigation Measure V-2: In the event that buried paleontological resources are encountered during project grading, site preparation, and/or construction; construction and/or grading activities within 100 feet of the find shall be temporarily halted until a qualified paleontologist can assess the significance of the find and provide proper management recommendations. Paleontological resources include, but are not limited to, fossils and material remains.	Contra Costa County Department of Conservation and Development and qualified paleontologist	If buried paleontological resources are encountered during project grading, site preparation, and/or construction
Cultural Resources: Impacts to human remains	Mitigation Measure V-3: If human remains are encountered during ground-disturbing activities within the project area, the County Health Services Department shall require that work within 25 feet of the discovery shall be stopped and the project contractor shall immediately notify the Contra Costa County Coroner. At the same time, a qualified archaeologist meeting federal criteria under 36 CFR 61 shall be contacted by the County Health Services Department to assess the situation and consult with the appropriate agencies. If the human remains are of Native American origin, the Coroner shall notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and any associated grave goods. Upon completion of the assessment, the qualified archaeologist shall prepare a report documenting the background to the finds, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The	County Health Services Department	If human remains are encountered during ground-disturbing activities

Environmental Impact	Mitigation Measures	Responsible Agency	Timing
Cultural Resources, Continued			
<i>Cultural Resources: Impacts to human remains, continued</i>	report shall be submitted to the County Department of Conservation and Development, County Health Services Department, and the Northwest Information Center. Once the report is reviewed and approved by the agencies identified above, and any appropriate treatment completed, project construction activity within the area of the find may resume.		
	Mitigation Measure V-4: Prior to the issuance of grading permits, the County Department of Conservation and Development shall require that the County Health Services Department and project contractor provide documentation that all construction crews that will work on the project have undergone a training session to inform them of the presence and nature of federal or state-eligible cultural resources and the potential for previously undiscovered archaeological resources and human remains within the project area, of the laws protecting these resources and associated penalties, and of the procedures to follow should they discover cultural resources during project-related work.	Contra Costa County Department of Conservation and Development	Prior to the issuance of grading permits
Geology and Soils			
Geology and Soils: Exposure to impacts resulting from seismic-related ground shaking	Mitigation Measure VI-1: Prior to the issuance of a building permit, the County Geologist shall ensure that the seismic safety recommendations of the report found in Appendix E are included in the construction plans. As described in Appendix E , type II cement shall be used in the foundation concrete for structures on the project site. Concrete shall incorporate a maximum water cement ratio of 0.5 and a minimum compressive strength of 3,000 pounds per square inch (psi). Structural engineering design requirements for concrete may result in more stringent concrete specifications.	County Geologist	Prior to the issuance of building permits
Geology and Soils: Substantial soil erosion	Mitigation Measure VI-2: Prior to the issuance of building permits, the County Geologist shall ensure that building plans maintain a minimum 50-foot setback from the centerline of the creek.	County Geologist	Prior to the issuance of building permits
Geology and Soils: Expansive soils	Mitigation Measure VI-3: Prior to the issuance of a building permit, the County Geologist shall review the plans for consistency with the geotechnical recommendations found in the Geotechnical Report (ENGEO, 2009) to ensure that the construction recommendations for expansive soils contained in the project specific geotechnical report are included in construction plans and designs.	County Geologist	Prior to the issuance of building permits

Environmental Impact	Mitigation Measures	Responsible Agency	Timing
Hazards and Hazardous Materials			
Hazards and Hazardous Materials: Potentially hazardous materials on the project site	Mitigation Measure VIII-1: Prior to the issuance of building permits, the Hazardous Materials Program of Contra Costa Health Services shall review and approve the Aboveground Storage Tank (AST) Spill Prevention Control and Countermeasure (SPCC) plan prepared by the project applicant in accordance with California Health and Safety Code Chapter 6.67.	Hazardous Materials Program of Contra Costa Health Services	Prior to the issuance of building permits
	Mitigation Measure VIII-2: Prior to the issuance of building permits, the project applicant shall prepare a Hazardous Materials Business Plan and submit it to the Hazardous Materials Program of Contra Costa Health Services. The Hazardous Materials Business Plan shall describe proper handling, storage, and disposal techniques in compliance with applicable federal, state, county, regulations including the Department of Toxic Substances Control (DTSC) regulations pertaining to hazardous waste. The hazardous waste plan shall be prepared pursuant to CUPA guidelines.	Project applicant and Hazardous Materials Program of Contra Costa Health Services	Prior to the issuance of building permits
Hazards and Hazardous Materials: Potential human exposure to hazardous materials	Mitigation Measure VIII-3: The project applicant shall ensure that OSHA regulations and measures designed to protect workers (i.e., training, respiratory protection, personal protective equipment) are implemented during the demolition and removal of the sheetrock wall and ceiling systems within the residence.	Project applicant	During the demolition and removal of the sheetrock wall and ceiling systems
Hydrology and Water Quality			
Hydrology and Water Quality: Impacts to water quality standards	Mitigation Measure IX-1: The San Ramon Valley Fire Protection District shall document the stormwater management design in the Final Stormwater Control Plan, which will be developed in conjunction with construction documents. In addition to the stormwater management facilities that treat stormwater runoff to remove pollutants (permanent post-construction treatment BMPs), the Final Stormwater Control Plan will document source control measures (BMPs for vehicle and equipment cleaning, as well as to minimize the discharge of other stormwater pollutants) that will be incorporated into the project design to minimize impacts to water quality. The San Ramon Valley Fire Protection District will also develop a Stormwater Control Operation and Maintenance Plan, which shall document the procedures for the operation and maintenance of the stormwater management facilities. The Final Stormwater Control Plan and the Stormwater Control Operation and Maintenance Plan shall be subject to review by Contra Costa County to ensure that the project minimizes impacts to water	Project applicant and Contra Costa County Department of Conservation and Development	In conjunction with development of construction documents

Environmental Impact	Mitigation Measures	Responsible Agency	Timing
Hydrology and Water Quality, continued			
<i>Hydrology and Water Quality: Impacts to water quality standards, continued</i>	quality in accordance with the requirements of the County's National Pollutant Discharge Elimination System Permit. Implementation of source control measures, as well as operation and maintenance of stormwater management facilities, shall be the responsibility of the San Ramon Valley Fire Protection District for the life of the project.		
Hydrology and Water Quality: Impacts to existing drainage patterns	Implement Mitigation Measure IX-1.	Project applicant and Contra Costa County Department of Conservation and Development	In conjunction with development of construction documents
Noise			
Noise: Temporary construction-related noise	Mitigation Measures XII-1: Construction activities shall be prohibited between the hours of 5:30 P.M. and 7:30 A.M. on weekdays. Construction activities shall also be prohibited on weekends. In addition, all construction equipment shall be equipped with properly operating mufflers of a type recommended by the manufacturer and all impact tools shall be shielded per the manufacturer's specifications.	Project contractor and Contra Costa County Department of Conservation and Development	During project construction
Transportation and Traffic			
Transportation and Traffic: Inadequate emergency access	Mitigation Measure XVI-1: Prior to the issuance of occupancy permits, Contra Costa County shall ensure that emergency service providers, including the Contra Costa County Sheriff's Office, have the ability to open the automatic gates at the ingress on Stone Valley Road and the bypass lane to the south of the apparatus bay.	Contra Costa County Department of Conservation and Development	Prior to the issuance of occupancy permits

Source: Circlepoint, 2011.

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