

Table 4-1 Mitigation Monitoring and Reporting Program

Environmental Impacts		Mitigation Measures		Responsible Agency	Timing
Aesthetics					
Impact 4.1-1: Either Project Variant would result in the potential for substantial nighttime lighting which could adversely affect nighttime views.	Mitigation Measure 4.1-1: The applicant shall submit a lighting plan and a photometric study which shall demonstrate, to the satisfaction of the Department of Conservation and Development, that no bare bulbs will be visible from offsite. The plan shall also demonstrate that no lighting will be directed across property lines, and all lighting visible from offsite – including spillover onto adjacent properties – will be compatible with offsite private and public right-of-way lighting in the vicinity. The plans shall reflect the effect of lighting both before and after proposed site landscaping achieves maturity. If needed, the plans may include recommendations for turning off lights at specific times to reduce effects to nighttime views.	Department of Conservation and Development and project applicant	Prior to issuance of grading or building permit or installation of outdoor lighting system, whichever occurs first		
Air Quality					
Impact 4.2-1: Construction would result in emissions of fugitive dust.	Mitigation Measure 4.2-1: Prior to the approval of a grading plan, County DCD shall ensure that grading and demolition plans include the following measures for all phases of construction as recommended by BAAQMD to reduce the air quality impacts of particulate matter (PM ₁₀ and PM _{2.5}) associated with grading and new construction: ■ All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered a minimum of 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. No dry power sweeping shall be performed (i.e., prohibited);	Department of Conservation and Development	Prior to the approval of a grading plan		

4.0 Mitigation Monitoring and Reporting Program

Environmental Impacts		Mitigation Measures		Responsible Agency	Timing
Air Quality (continued)					
Impact 4.2-1 continued	■ All roadways, driveways, and sidewalks to be paved shall be completed as soon as feasible. Building pads shall be laid as soon as feasible after grading unless seeding or soil binders are used; ■ All vehicle speeds on unpaved roads shall be limited 15 mph; ■ Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes. Clear signage shall be provided for construction workers at all access points; ■ All construction equipment and haul trucks shall be maintained and properly tuned in accordance with manufacturer's specifications. All construction equipment and haul trucks shall be checked by a certified mechanic and determined to be running in proper condition prior to operation; and ■ A publicly visible sign shall be posted with the telephone number of the Construction Manager and BAAQMD to report dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD complaint line telephone number shall also be visible to ensure compliance with applicable regulations.				
Impact 4.2-2: Emissions of diesel exhaust during construction would exceed BAAQMD thresholds for NO _x .	Mitigation Measure 4.2-2: Emissions of NO_x from construction activities shall be limited to less than 54 pounds per day. This performance standard would be achieved by limiting vehicle miles travelled (VMT) for standard hauling trucks to 1,872 VMT per day. Assuming 13 cubic-yard-trucks and delivery to the Acme landfill, , and assuming a round trip of 31.2 miles, this would mean that soil hauling would be capped at 60 round trips per day, which would extend the excavation schedule from an earlier projection by the applicant of 35 working days to 55 working days. If other sites at a different distance were identified to accept the fill, the schedule could be revised				
	Department of Conservation and Development	Approval of VMT calculations prior to excavation; VMT limitation during project construction			

4.0 Mitigation Monitoring and Reporting Program

Environmental Impacts	Mitigation Measures	Responsible Agency	Timing
Air Quality (continued)			
Impact 4.2-2 continued	accordingly to fit within the same VMT limitation. However, all hauling trucks must use a haul route that leaves the project site, heads east on Boulevard Way, and enters Highway 24 near Mt. Diablo and Boulevard Way.		
Impact 4.2-3: The Project Variant ultimately selected could create objectionable odors affecting a substantial number of people during construction.	Mitigation Measure 4.2-3: Prior to the approval of a grading permit, County DCD shall verify that grading plans include a requirement that limits the allowable idling time of diesel-powered construction equipment to two minutes or less	Department of Conservation and Development	Prior to the approval of a grading plan
Biological Resources			
Impact 4.3-1: Potential future purchase of the adjacent Odell property would trigger a County Fire Protection District requirement to widen the existing secondary road providing access to the project site from Warren Road. This would result in the removal of and/or damage to several existing trees.	Mitigation Measure 4.3-1: If the applicant purchases the Odell property, compliance with the CCCFPD condition to widen the secondary access drive to Warren Road shall be required. In compliance with Chapter 816-6.8002 of the Tree Protection and Preservation Ordinance, a permit shall be obtained for the removal of all protected trees. If the applicant purchases the Odell property after August 2012, a qualified arborist shall examine the property and the recommendations of the arborist reports dated June 22, 2009 and August 4, 2009, included as Appendix G to this EIR, to confirm and/or append to the conditions included in the earlier reports.	Department of Conservation and Development and project applicant	If the applicant purchase the Odell property
Impact 4.3-2: Demolition and tree removal activities could have an adverse effect on special-status species including roosting bats that are potentially nesting in trees and/or abandoned buildings found on the project site, as well as migratory birds and raptors that may nest in mature trees.	Mitigation Measure 4.3-2a: Given the potential for occurrence of roosting bats on the project site, the Contra Costa County Department of Conservation and Development (DCD) shall require a qualified biologist to conduct pre-construction surveys for roosting bats prior to issuance of demolition permits. If roosting bats are detected, DCD shall require that a qualified biologist, in consultation with the California Department of Fish and Game (CDFG), shall exclude/evict the bats prior to removal of the occupied structure or tree. Abandoned structures or trees that are	Department of Conservation and Development	Prior to the issuance of demolition permits and throughout pre-construction and construction

4.0 Mitigation Monitoring and Reporting Program

Environmental Impacts	Mitigation Measures	Responsible Agency	Timing
Biological Resources (continued)			
<i>Impact 4.3-2 continued</i>	proposed for removal shall be removed before ground-disturbing activities begin to avoid conflicts with potential nesting periods. Immediately prior to construction, DCD shall require another pre-construction survey to be conducted to detect presence and confirm absence of active nesting in the trees that will remain. During the pre-construction survey, the qualified biologist may enact other measures to protect roosting bats on the project site. These measures must be followed throughout the pre-construction and construction period.	Department of Conservation and Development	Prior to the issuance of demolition permits
Impact 4.3-3: Construction activities could disturb potential nesting habitat in trees that are not proposed for removal.	Mitigation Measure 4.3-2b: Given the potential for occurrence of special-status bird species on the project site and the possibility for overlap of demolition and tree removal with the nesting season, DCD shall require a qualified biologist to conduct pre-construction surveys for nesting birds prior to issuance of demolition permits and no more than one week prior to tree removal. If an occupied bird's nest is detected, a buffer zone of 50 to 300 feet shall be implemented to protect adults and nestlings from construction disturbances. If occupied nests are detected, exclusion areas are required until young birds have fledged. During the pre-construction survey, the qualified biologist may enact other measures to protect raptors and birds on the project site. These measures must be followed throughout the pre-construction and construction period. Destruction of occupied nests would be in violation of the Migratory Bird Treaty Act (MBTA) and the CDFG Code. Implement Mitigation Measures 4.3-2a and 4.3-2b.	Department of Conservation and Development	Prior to the issuance of demolition permits

4.0 Mitigation Monitoring and Reporting Program

Environmental Impacts	Mitigation Measures	Responsible Agency	Timing
Cultural Resources			
Impact 4.4-1: Demolition of existing structures and construction activities could inadvertently damage previously unidentified historical, archaeological, and paleontological resources on the project site.	Mitigation Measure 4.4-1: When demolition and site clearing activities are complete, a qualified archaeologist, hired by the applicant, shall reinspect the project site to ascertain whether clearance activities exposed any previously undetected archaeological resources. In the event that any cultural (historical, archeological, and/or paleontological) 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 or paleontologist, hired by the applicant, can assess the significance of the find and provide proper management recommendations to be incorporated in to the Project Variant ultimately selected. Prehistoric cultural materials include, but is not limited to, shell midden deposits, hearth remains, stone and/or shell artifacts, and/or burials. 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 cultural or paleontological resources (as determined by the CEQA Guidelines) by a qualified archaeologist or paleontologist, 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 cultural or paleontological resource are mitigated. Additionally, as required by Public Resources Code Section 5097.993, the applicant must inform project personnel that collection of any Native American artifact is prohibited by law.	Department of Conservation and Development	When demolition and site clearing activities are complete, and during grading.
Impact 4.4-2: Construction activities could inadvertently uncover human remains.	Mitigation Measure 4.4-2: In accordance with Public Resource Code Section 5097.98, should human remains be found on the site at any time during pre-construction or construction activities, the Contra Costa County Department of Conservation and Development (DCD)	Department of Conservation and Development	In the event that human remains are found on the project site

4.0 Mitigation Monitoring and Reporting Program

Environmental Impacts	Mitigation Measures	Responsible Agency	Timing
Cultural Resources (continued)			
<i>Impact 4.4-2 continued</i>	shall ensure that no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains shall be disturbed until: ■ The County Coroner in which the remains are discovered is contacted and determines that no investigation of the cause of death is required; and ■ If the County Coroner determines the remains to be Native American then: (1) The coroner shall contact the Native American Heritage Commission within 24 hours; (2) The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased native American; and (3) The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work 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. The landowners or their authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance if the following conditions occur: ■ The NAHC is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission; ■ The descendant identified fails to make a recommendation; or		

4.0 Mitigation Monitoring and Reporting Program

Environmental Impacts		Mitigation Measures		Responsible Agency	Timing														
Cultural Resources (continued)																			
Impact 4.4-2 continued		The landowners or their authorized representative reject the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the landowner.																	
Geology and Soils																			
Impact 4.5-1: Either Project Variant could expose people and structures to potential adverse effects from strong seismic ground shaking.		Mitigation Measure 4.5-1: Prior to the issuance of a building permit, the County Building Official shall verify that plans incorporate the following CBC seismic site categorization and design coefficients, in conformance with the most recent version of the California Building Code shown in the table below.:																	
		<table><tr><th>Categorization/Coefficient</th><th>Design Value</th></tr><tr><td>Site Class (Table 1613.5.2)</td><td>C</td></tr><tr><td>0.2 Second Spectral Response Acceleration, S_s (Figure 1613.5(3))</td><td>1.5g</td></tr><tr><td>1.0 Second Spectral Response Acceleration, S_1 (Figure 1613.5(4))</td><td>1.6g</td></tr><tr><td>Seismic Site Coefficient, F_a (Table 1613.5.3(1))</td><td>1.0</td></tr><tr><td>Seismic Site Coefficient, F_v (Table 1613.5.3(2))</td><td>1.3</td></tr><tr><td>Long-period Transition Period, T_1 (Figure 22-6)¹</td><td>1.0</td></tr></table>				Categorization/Coefficient	Design Value	Site Class (Table 1613.5.2)	C	0.2 Second Spectral Response Acceleration, S_s (Figure 1613.5(3))	1.5g	1.0 Second Spectral Response Acceleration, S_1 (Figure 1613.5(4))	1.6g	Seismic Site Coefficient, F_a (Table 1613.5.3(1))	1.0	Seismic Site Coefficient, F_v (Table 1613.5.3(2))	1.3	Long-period Transition Period, T_1 (Figure 22-6) ¹	1.0
Categorization/Coefficient	Design Value																		
Site Class (Table 1613.5.2)	C																		
0.2 Second Spectral Response Acceleration, S_s (Figure 1613.5(3))	1.5g																		
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Seismic Site Coefficient, F_a (Table 1613.5.3(1))	1.0																		
Seismic Site Coefficient, F_v (Table 1613.5.3(2))	1.3																		
Long-period Transition Period, T_1 (Figure 22-6) ¹	1.0																		
		¹ From ASCE/SEI 7-05 (2006) Source: DCM Engineering, October 2008.																	
		The County Building Official shall certify that a qualified geotechnical engineer has reviewed final plans and specifications for consistency with CBC and UBC design standards. The County Building Official shall verify that all pertinent recommendations of the geotechnical engineer are incorporated into final building plans.																	

4.0 Mitigation Monitoring and Reporting Program

Environmental Impacts	Mitigation Measures	Responsible Agency	Timing
Impact 4.5-2: The project site is located on soil that could become unstable as a result of construction activities, and potentially result in instability on neighboring sites.	Mitigation Measure 4.5-2a: Where permitted by the owner or tenant in possession, the County Building Official shall direct the applicant or their contractor to complete the following actions: - inspect existing structures/utilities to document any evidence of then-existing damage, cracking, distortion, weaknesses in structural elements, deterioration, corrosion, excessive stress, overloading, or use of the structure in a manner which may not have been intended by its design prior to issuance of any construction permits. The inspection shall include an assessment of the condition of the following structures and facilities: - structures on properties adjacent to the project site - Boulevard Way - potentially affected utilities within the project site, as determined by a qualified engineer All inspections and notations of pre-existing damages shall be thoroughly documented, to the extent permitted by the relevant owner or tenant in possession, prior to the issuance of a demolition or grading permit by photographs and mapping, and reference markings or measurement points shall be established on critical or previously damaged structures/utilities to assist in determining whether any damage or movement has occurred as a result of construction. Such inspections shall be completed before issuance of the grading permit and again, after construction of the building shell is substantially complete. To the extent required by Civil Code Section 832, the applicant shall be responsible to repair or compensate for damage caused by the project. The County Building Official shall, prior to issuance of an occupancy permit: (a) confirm that the applicant has undertaken a written obligation to repair or compensate for damage caused by the construction of the project as recommended by the architect of record, or has established procedures that assure such repairs will be made or such compensation will be paid;	County Building Official	Prior to the issuance of a grading permit

4.0 Mitigation Monitoring and Reporting Program

Environmental Impacts	Mitigation Measures	Responsible Agency	Timing
Geology and Soils (continued)			
<i>Impact 4.5-2 continued.</i>	and (2) confirm that any such repairs or payment of compensation is planned to be completed within a time frame the Official deems reasonable under the circumstances. Where existing structures are in close proximity to the excavation, additional measures beyond pre-construction inspection, such as building underpinning, shall be required as determined by the geotechnical consultant.		
	Mitigation Measure 4.5-2b: Prior to the issuance of a grading permit, the County Geologist shall review the final plans to ensure that proposed excavation shoring and dewatering systems meet minimum performance requirements. These minimum performance requirements include:	County Geologist	Prior to the issuance of a grading permit
	a. Protect personnel that enter excavations;		
	b. Protect adjacent existing utilities, pavements, and structures;		
	c. Installation should not cause settlement or heave of the ground surface nor produce construction vibrations that could damage adjacent utilities or structures;		
	d. Prevent caving or lateral movement of excavation walls and associated loss of adjacent ground and adjacent ground surface settlement, even when subjected to construction vibration;		
	e. Prevent heave and or piping (boiling) of the excavation bottom; and		
	f. Where applicable, resist hydrostatic pressures and lateral loads for adjacent structural foundations, vehicular traffic, construction equipment and spoils.		
	Mitigation Measure 4.5-2c: Prior to the issuance of a grading permit, the County Building Official shall ensure that grading plans show a requirement that a qualified geotechnical engineer monitor and	Building Official and County Geologist	Prior to the issuance of grading permits

4.0 Mitigation Monitoring and Reporting Program

Environmental Impacts	Mitigation Measures	Responsible Agency	Timing
Geology and Soils (continued)			
<i>Impact 4.5-2 continued.</i>	document soil and groundwater conditions on an ongoing basis during excavation, grading, and construction. The geotechnical engineer shall anticipate changes and modifications to shoring systems and sloping (on the west side) in response to changes in soil and groundwater conditions. All sheeting and shoring shall be evaluated for stability by the geotechnical consultant prior to entry by personnel. The County Building Official and County Geologist shall review and consider the recommendations of the geotechnical engineer and incorporate any or all recommendations into final grading plans.		
Impact 4.5-3: Either Project Variant would result in substantial soil erosion.	Incorporate Mitigation Measure 4.8-2.	The project applicant and the County Building Official	Prior to the issuance of a grading permit
Impact 4.5-4: Either Project Variant would be located on expansive soils that could create a risk to life and property.	Mitigation Measure 4.5-4a: Prior to the issuance of a grading permit, the County Building Official shall ensure that plans for building foundations have been reviewed by a qualified geotechnical engineer to ensure measures are included to reduce potential future structural damage to the religious facility from expansive soils. Such measures shall include but are not limited to minimum requirements for the expansion potential of fill material, soil compaction, and soil moisture content. The County Building Official and County Geologist review and approval shall ensure that all pertinent recommendations of the geotechnical engineer are incorporated into final grading plans.	County Building Official	Prior to the issuance of grading permits
	Mitigation Measure 4.5-4b: Prior to the issuance of a building permit, the County Building Official shall ensure that plans are revised as necessary to show that foundations for the new facility consist of a reinforced concrete floor slab or a mat slab, consistent with recommendations of the County Geologist.	County Building Official	Prior to the issuance of building permits

4.0 Mitigation Monitoring and Reporting Program

Environmental Impacts	Mitigation Measures	Responsible Agency	Timing
Hazards and Hazardous Materials Impact 4.7-1: Demolition of existing structures on the site could result in the release of lead, asbestos, and other contaminants.	Mitigation Measure 4.7-1a: At least fifteen days prior to issuance of a demolition permit, a state certified contractor shall complete an asbestos and lead-based paint survey for all structures proposed for demolition that were constructed prior to 1980. The survey shall be submitted to the Department of Conservation and Development, Community Development Division for review and approval. If LBP or asbestos-containing materials are identified in the survey, they shall be removed from the site and properly disposed of in accordance with CAL/ OSHA requirements: ■ Known or suspected asbestos-containing materials shall be abated by a certified asbestos abatement contractor in accordance with BAAQMD regulations and notification requirements. ■ Intact lead-based paint found to be secure (not flaking, peeling or cracked) may be discarded along with demolition debris during the demolition of the structure. ■ Loose and peeling paint shall be disposed of as state and/or federal hazardous waste if the concentration of lead exceeds applicable waste thresholds. ■ Hazardous wastes shall be appropriately managed, labeled, transported, and disposed of by trained workers in accordance with local requirements. ■ The demolition and removal of materials potentially containing lead-based paint would be required to follow the CAL/OSHA Lead in Construction Standard, Title 8, California Code of Regulations (CCR). Other hazardous materials associated with buildings, such as fluorescent lights and electrical switches, shall be disposed of in accordance with DTSC hazardous waste regulations.	Department of Conservation and Development and a state certified contractor	At least fifteen days prior to issuance of a demolition permit

4.0 Mitigation Monitoring and Reporting Program

Environmental Impacts	Mitigation Measures	Responsible Agency	Timing
Hazards and Hazardous Materials (continued)			
<i>Impact 4.7-1 continued</i>	Mitigation Measure 4.7-1b: Prior to the issuance of grading or demolition permit, the County Building Official and Community Development Division shall review a Risk Management Plan prepared for the Project Variant ultimately selected by a qualified professional. The plan shall include, but is not limited to the following conditions: ■ Should tanks, drums, free product, or other potential chemical hazards be encountered during excavation, the County, environmental consultant and the owner shall be consulted prior to proceeding. Excavated material shall be segregated and stockpiled in a designated area and covered in plastic. Stockpiles shall be maintained for profiling and disposal. A qualified environmental consultant shall take samples of each stockpile for analysis. Stockpiles and other hazardous wastes shall be appropriately managed, labeled, transported, and disposed of by trained workers in accordance with all applicable laws and regulations. ■ The contractor shall include specific information related to chemical hazards that could be present during the excavation. This information shall include, but shall not be limited to, the proper use of personal protective equipment (PPE), worker air monitoring, and action levels for use of PPE and stop work. Workers engaged in the excavation of petroleum-affected soil shall be trained per OSHA standards for hazardous waste operations and emergency response.	County Building Official and Community Development Division	Prior to the issuance of grading or demolition permit

4.0 Mitigation Monitoring and Reporting Program

Environmental Impacts		Mitigation Measures	Responsible Agency	Timing
Hydrology and Water Quality				
Impact 4.8-1: Improvements, primarily the introduction of a parking area for 74 cars, could affect the quality of stormwater flowing from the project site.	Mitigation Measure 4.8-1a: Prior to the approval of a building permit, the County Department of Conservation and Development shall ascertain that final landscaping plans for the Project Variant ultimately selected shall:	■ Be designed to minimize irrigation and runoff and to minimize use of fertilizers and pesticides that can contribute to stormwater pollution. ■ Specify plantings within planters and swales that are tolerant of the sandy loam soils and periodic inundation. ■ Include pest-resistant plants. ■ Include plantings appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency and plant interactions. ■ Note that all on-site storm drain inlets shall be marked with the words "No Dumping! Drains to Creek" or similar language	County Department of Conservation and Development	Prior to the approval of a building permit
	Mitigation Measure 4.8-1b: Prior to the approval of a building permit, the applicant shall submit a Final Storm Water Control Plan to the Public Works Department in general conformance with the Preliminary Drainage Report for review and approval. The Final Drainage Report and Storm Water Control Plan shall demonstrate use of GrassPave2 and pervious pavers or pervious concrete with comparable or better infiltration and storage capacity.		Project applicant and Public Works Department	Prior to the approval of a building permit
	Mitigation Measure 4.8-1c: Prior to the approval of a building permit, the applicant shall submit a Maintenance Program to the Public Works Department. The Maintenance Program shall include procedures for maintaining the pervious surfaces employed within the project site in the Operation and Maintenance Plan of the SWCP. The Maintenance Program shall include the following measures:		Project applicant and Public Works Department	Prior to the approval of a building permit

4.0 Mitigation Monitoring and Reporting Program

Environmental Impacts	Mitigation Measures	Responsible Agency	Timing
Hydrology and Water Quality (continued)			
<i>Impact 4.8-1 continued</i>	■ Landscaping grades shall follow a post-project Sediment Control Plan. Landscape areas shall be designed to drain away from pervious surfaces in the parking lot area wherever possible in order to curtail run-off from carrying silt onto the pervious pavements. The Sediment Control Plan would be included in the Storm Water Control Plan and grades directing water away from the parking lot area shall be shown on the Grading plan. ■ The applicant shall engage an outside contractor experienced in maintenance of pervious pavers. The contractor will follow the procedures listed in the Operation and Maintenance Plan of the Storm Water Control Plan. ■ Permeable paver surfaces will be kept clean of organic materials. Leaves and other organic material shall be swept and removed from the paver surfaces periodically when debris accumulates and weekly during the rainy season (October 15 to April 15), or as otherwise directed by the Public Works Department for any other wet times of the year. ■ Periodic vacuuming should be used to clear out voids with conventional street sweepers or like equipment with vacuums and brushes, a minimum of two (2) times a year, but the actual required frequency shall be determined by conditions of the site. With an interlocking paver system, additional aggregate fill material will be added after cleaning, if needed to return aggregate fill material to its initial installation levels. ■ The landowner shall be obligated to comply with the Operation and Maintenance Plan and Agreement. The landowner's maintenance obligations shall be reflected in such recorded documents as the County lawfully and routinely requires.		

4.0 Mitigation Monitoring and Reporting Program

Environmental Impacts		Mitigation Measures		Responsible Agency	Timing
Hydrology and Water Quality (continued)					
Impact 4.8-2: During construction, excavated materials could contribute sediment to Las Trampas Creek that could adversely affect water quality.	Mitigation Measure 4.8-2: Prior to the issuance of a grading permit, the Public Works Department and the County Building Official shall approve a Storm Water Pollution Prevention Plan a (SWPPP) prepared by the applicant. The SWPPP shall comply with current San Francisco Bay Regional Water Quality Control Board guidelines and shall adopt acceptable best management practices (BMPs) for control of sediment and stabilization of erosion in the project area. The SWPPP shall include acceptable BMPs for the protection of water quality. PWD shall ensure that the project site is annexed into Community Facilities District 14.			The project applicant and the County Building Official	Prior to the issuance of a grading permit
Noise					
Impact 4.10-1: Construction activities could generate a temporary increase in noise in the project vicinity.	Mitigation Measure 4.10-1: The DCD shall ensure that applicant adheres to the following mitigation measures in order to generate the least noise impacts feasible during construction: - All construction activities shall be limited to the hours of 8:00 AM to 5:00 PM, Monday through Friday, and shall be prohibited on state and federal holidays except as provided below; - The applicant shall hold a pre-construction meeting with the job inspectors and the general contractor/onsite manager to confirm that all noise mitigation measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed prior to beginning construction; - The applicant shall notify neighbors within 300 feet of the construction area, at least 30 days in advance of excavation and grading activities, about the estimated duration of the activity;			County Department of Conservation and Development	During project construction

4.0 Mitigation Monitoring and Reporting Program

Environmental Impacts	Mitigation Measures	Responsible Agency	Timing
Noise (continued)	<i>Impact 4.10-1 continued</i> ■ The applicant shall designate a construction noise coordinator who will be responsible for implementing the noise control measures and responding to complaints. This person's name and contact information shall be posted clearly around the project site and shall also be distributed to properties within 200 feet of the site boundaries. The construction noise coordinator shall be available during all times during construction activities and shall maintain a log of complaints. A copy of the log shall be provided to the DCD monthly on the 30th day of each month; ■ The applicant shall require construction contractors to limit noise generating construction activities as required by the DCD. No construction activities shall be allowed before 8 AM or after 5 PM, or on weekends without prior authorization of the Zoning Administrator, and no excavation and grading activities shall be allowed after hours or on weekends and holidays; ■ The applicant shall require construction contractors to implement the following measures to reduce daytime noise due to construction activities: • Equipment and trucks used for construction shall utilize the best available noise control techniques wherever feasible (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds). • Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or		

4.0 Mitigation Monitoring and Reporting Program

Environmental Impacts	Mitigation Measures	Responsible Agency	Timing
<i>Noise (continued)</i> <i>Impact 4.10-1 continued</i>	electrically powered wherever feasible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is not feasible, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible. • Stationary noise sources shall be located as far from adjacent receptors as feasible, and shall be muffled and enclosed within temporary sheds, insulation barriers, or other measures to the extent feasible. ■ Prior to the start of construction, the applicant shall construct a temporary sound barrier along those portions of the northern and southern property lines that do not, at the time of grading and construction, already have a wall that meets the following standards, to provide the maximum protection feasible for the residential uses to the north and south. The barriers can be constructed out of wood or other materials as long as they have a minimum surface weight of approximately 2.5 pounds per square foot. Possible materials include 1-1/8-inch-thick plywood or fully overlapping 1x redwood boards (1-1/2-inch-thick total). The barriers would likely be 6 to 8 feet tall but this would be refined and approved by a qualified acoustician prior to the issuance of grading permits. Issues to consider when determining the ultimate height, length, and location of the barriers are the actual construction practices, including equipment to be used and the location and duration		

4.0 Mitigation Monitoring and Reporting Program

Environmental Impacts		Mitigation Measures		Responsible Agency	Timing
Noise (continued)					
Impact 4.10-1 continued		of noisier activities. The topography will also need to be considered in the final determination of barrier heights and effectiveness.			
Impact 4.10-2: Construction and operational activities could temporarily expose persons or structures to excessive groundborne vibration.	Mitigation Measure 4.10-2: The DCD shall ensure that the applicant isolates the equipment in the mechanical well per the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Guidelines. ASHRAE is considered the industry standard for mechanical system design standards.	County Department of Conservation and Development	During project construction		
Traffic and Circulation					
Impact 4.13-1: The proposed reliance on a TDM program would increase the number of pedestrians and bicyclists along the Boulevard Way frontage of the project site, thereby necessitating a sidewalk along this frontage.	Mitigation Measure 4.13-1: If Project Variant A is ultimately selected and approved, the County Department of Conservation and Development and County Public Works Department shall verify that final plans incorporate a sidewalk on the Boulevard Way frontage similar to that incorporated in Project Variant B. Plans shall show the sidewalk along all project frontage and extending to Warren Road. Sidewalk plans shall conform to prevailing County standards. In addition, if Project Variant A is approved, prior to the approval of any building or grading permit, the County Department of Conservation and Development and County Public Works Department shall verify that final plans for the public right-of-way area show a north-south crosswalk at a location mutually acceptable to the aforementioned County departments and the applicant. The crosswalk shall conform to any pertinent state or County regulations regarding crosswalk location and safety. As appropriate, final plans for the crosswalk shall incorporate features to help reduce conflicts between vehicles and pedestrians. Such features may include but are not limited to signage advising motorists of the crosswalk, lighting at the crosswalk, and the use of contrasting color and/or reflective paint to improve nighttime visibility of the crosswalk area.	County Department of Conservation and Development and County Public Works Department	If Project Variant A is ultimately selected and approved and prior to the approval of any building or grading permit		

4.0 Mitigation Monitoring and Reporting Program

Environmental Impacts		Mitigation Measures		Responsible Agency	Timing
Traffic and Circulation (continued)					
Impact 4.13-2: Project Variant A would not allow for adequate stopping sight distance, thus creating a potential safety concern.	Mitigation Measure 4.13-2: If Project Variant A is ultimately selected and approved, the County Department of Conservation and Development and County Public Works Department shall verify that final plans reflect the inclusion of adequate sight distance to the west of the project driveway. This can be achieved by relocating the proposed perimeter wall from its current location to the same location as shown in the plan for Project Variant B (Figure 3-8) and keeping the area north of the wall free of potential visual obstructions (trees or other tall vegetation).	County Department of Conservation and Development and County Public Works Department	If Project Variant A is ultimately selected and approved and prior to the approval of any building or grading permit		
Utilities and Service Systems					
Impact 4.14-1: The proposed sanctuary building would generate an increase in demand for water supply over existing uses on the project site.	Mitigation Measure 4.14-1: In the event of multiple drought years, the applicant shall comply with EMBUD's then-applicable Drought Management Program. In the event of critical shortages (shortages of 25 percent or more), the applicant shall comply with reduction goals based on customer categories set by EBMUD.	EBMUD and the project applicant	In the event of multiple drought years		

Source: Circlepoint, 2011.