

Mitigation Monitoring Reporting Plan

SIX RESIDENTIAL LOTS AND TWO PARCELS SUBDIVISION ON OLYMPIC BLVD., WALNUT CREEK– MITIGATION MONITORING REPORTING PLAN
COUNTY FILE #GP15-0002/RZ16-3231/SD16-9432/DP16-3018

Impact	Mitigation Measure	Implementing Action	Method of Verification	Timing of Verification	Party Responsible for Verification	Compliance Verification
<u>AES-1</u> : New exterior lighting from the project may adversely impact nighttime views in area.	<u>Mitigation Measure AES-1</u> : At least 30 days prior to submittal of a building permit, a lighting plan for proposed exterior lighting shall be submitted to the Department of Conservation and Development, Community Development Division (CDD) for review and approval. The proposed exterior lighting shall be directed down so that lights shine onto the subject property and away from adjacent properties and away from Olympic Blvd.	Condition of Approval	Review of construction plans	Prior to issuance of a building permit	Community Development Division (CDD)	
<u>AIR-1</u> : Exhaust emissions and particulate produced by construction activities related to the project may cause exposure of the public or sensitive receptors to significant amounts of pollutants or objectionable odors.	<u>Mitigation Measure AIR-1</u> : The following Bay Area Air Quality Management District, Basic Construction mitigation measures shall be implemented during project construction and shall be stated on the face of all construction plans: <ul style="list-style-type: none"> a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. c. 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. d. All vehicle speeds on unpaved roads shall be limited to 15 mph. 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. 	Condition of Approval	Review of construction plans	Prior to issuance of a building permit	CDD	

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	<p>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 Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</p> <p>g. 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.</p> <p>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.</p>					
<u>AIR-2:</u> Construction activities would result in exhaust emissions and fine particulate matter in the form of dust.	<p><u>Mitigation Measure AIR -2:</u> During construction, the project developer shall implement standard construction dust control measures recommended by the BAAQMD to include, which shall be stated on the face of all construction plans:</p> <ol style="list-style-type: none"> 1. Watering active construction areas on the site at least twice daily. 2. Daily watering or covering stockpiles of debris, soils, sand, and other materials that can be blown by the wind. 3. Covering all trucks hauling soils, sand, and other 	Condition of Approval	Review of construction plans	Prior to issuance of a building permit	CDD	

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	<p>loose material or require all material-hauling trucks to maintain at least two feet of freeboard.</p> <p>4. Paving, watering three times daily, or applying non-toxic soil stabilizers on all unpaved access roads, parking lots, and staging areas at construction site.</p> <p>5. Sweeping streets daily, preferably with water sweepers, if soil is carried onto adjacent streets.</p> <p>6. Seeding disturbed areas as quickly as possible or installation of cover vegetation over exposed soils.</p>					
<p><u>BIO-1:</u> Construction activities (e.g. grading, trenching, etc.) within the creek could potentially disturb special-status species.</p>	<p><u>Mitigation Measure BIO-1:</u> Prior to commencement of construction activities, including tree removal, a qualified biologist shall conduct a site evaluation of the trees for bat roosting/breeding habitat as well as an evaluation of site conditions for potential presence of special status species. Following the determination of the evaluation, a pre-construction survey shall be conducted by a qualified biologist to determine if special-status species are located on-site. The survey report and site evaluation shall be submitted at least 14 days prior to the initiation of grading, site preparation, commencement of construction activities, or tree removal.</p> <p>If there are no special status species observed after completion of the site evaluation and preconstruction survey, site preparation, grading, construction, or tree removal could proceed. However, if special status species are found, then all work shall cease and the U.S. Fish and Wildlife Service and/or the California Department of Fish Game (CDFG) shall be contacted within 12 hours of the discovery.</p>	Condition of Approval	Review of site evaluation and pre-construction survey.	Prior to issuance of commencement of construction activities, including tree removal.	CDD Applicant's contractor	

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BIO-2: Tree removal, or site grading and construction disturbance adjacent to trees may result in the direct removal of a nest structure or disturbance to reproductive behavior of sensitive bird species, such as migratory birds or raptors, if active nest structures or active nesting activity occurs in such trees.	<p><u>Mitigation Measure BIO-2:</u> If any earth-moving activities or construction would occur on-site during the nesting season (March 1 through August 31), a pre-construction nesting survey shall be conducted by a qualified biologist to determine if special-status birds are nesting in or near trees within the grading zone or within trees proposed for removal. This survey shall be conducted no more than 15 days prior to initiation of grading, site preparation, or commencement of construction activities. If there are no nesting activities observed after completion of the preconstruction survey, site preparation, grading or construction could proceed.</p> <p>If a nesting activity is observed in the tree, the nest structure should be monitored for bird egg-incubation, including:</p> <ul style="list-style-type: none"> ▪ Incubation behavior (e.g., regular periods of "disappearance" into the same location followed by short, secretive flights to forage). ▪ Extreme distress and alarm calls when in close vicinity of the nest tree. ▪ Observation of food carried in the beak or claws to the nest. <p>If the biologist observes incubation behavior, incorporating the following measures should protect the nest location:</p> <ul style="list-style-type: none"> ▪ Establishment of a buffer using orange construction fencing around the tree in accordance with CDFG recommendations until the young have fledged. A no- disturbance zone of a width needed to 	Condition of Approval	Review of nesting survey	Prior to issuance of a building permit and throughout construction.	CDD Applicant's contractor	

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	<p>adequately protect nests during construction shall protect all active nests. For most songbirds, a 50-foot zone is recommended; for raptors, a 200-foot zone is recommended.</p> <ul style="list-style-type: none"> The nesting tree should be monitored a minimum of once per week to confirm that the young have fledged and that no new nesting pairs are present before the buffer is removed. After the biologist has determined that all young have fledged, construction may proceed within the protected zone. <p>If it is not feasible to delay or modify construction activities around the tree, the biologist should contact the CDFG to discuss alternative buffer options.</p>					
<p><u>CULT-1</u>: Construction activities requiring excavations and earth movement could uncover and impact human remains.</p>	<p><u>Mitigation Measure CULT-1</u>: The following mitigation measure shall be implemented during project construction-related ground disturbance, and shall be stated on the face of all construction plans:</p> <ul style="list-style-type: none"> Should human remains be encountered during grading, trenching, or other on-site excavation(s), earthwork within 30 feet of the discovery should be stopped until the County Coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the human remains. If the human remains are of a Native American origin, the Coroner must 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 	Condition of Approval	Review of construction plans	Throughout construction	CDD County Coroner Native American Heritage Commission	

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	the property and provide recommendations for the proper treatment of the remains and associated grave goods.					
<u>NOISE-1:</u> Short-term noise levels would occur during construction and the project has the potential to expose some nearby residents to construction-related noise.	<p><u>Mitigation Measure NOISE -1:</u> To reduce potential construction noise impacts, the following multi-part mitigation measure shall be implemented for the project, and shall be stated on the face of all construction plans:</p> <p>A. 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:</p> <p style="padding-left: 40px;">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 and Federal) Cesar Chavez Day (State) Memorial Day (State and Federal) Independence Day (State and Federal) Labor Day (State and Federal) Columbus Day (State and Federal) Veterans Day (State and Federal) Thanksgiving Day (State and Federal) Day after Thanksgiving (State) Christmas Day (State and Federal)</p> <p>For specific details on the actual day the state and federal holidays occur, please visit the following</p>	Condition of Approval	Review of construction plans	Throughout construction activities	CDD	

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	<p>websites:</p> <p>Federal Holidays http://www.opm.gov/fedhol</p> <p>California Holidays http://www.edd.ca.gov/eddsthoh.htm</p> <p>B. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.</p> <p>C. 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.</p>					