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**Mitigation Monitoring and Reporting Program
County File #MS17-0001**

**190 Eagle Lane
Knightsen, CA 94513**

February 2018

SECTION 1: AESTHETICS

Potential Impact: The expected new residence on Parcel B could degrade the existing visual character of the project site by changing the character of residential development in the area. This could be a potentially significant adverse environmental impact on the visual character of the site. Implementation of the following mitigation measure would reduce the impact to a less than significant level.

Mitigation Measures:

Aesthetics 1: The new residence shall be consistent with the rural character (muted earth tone colors, design, and materials) of existing residences in the area. At least 30 days prior to applying for building permits for the new residence, the applicant/property owner shall submit for review and approval of Department of Conservation and Development, Community Development Division (CDD) staff, construction drawings (e.g., site plan, floor plans, elevations, and grading plans) to verify compliance with this mitigation. The submittal shall include sample materials to be used for the residence, along with a sample color palette, for review and approval by CDD.

Implementing Action:	COA #11.
Timing of Verification:	At least 30 days prior to applying for building permits for the new residence.
Responsible Department, Agency, or Party:	Project Proponent and CDD Staff.
Compliance Verification:	Review and approval of construction drawings (e.g., site plan, floor plans, elevations and grading plans) by Department of Conservation and Development, Community Development Division (CDD) staff, to verify compliance with all mitigations and conditions of approval.

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 2: Thirty days prior to applying for a building permit for subdivision improvements, the applicant shall submit a Lighting Plan for review and approval by the CDD. At a minimum, the plan shall include the following measures:

1. All outdoor lighting, including façade, yard, security, and street lights, shall be oriented down, onto the subject property or road.
2. 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 subject property.

Implementing Action:	COA #12.
Timing of Verification:	At least 30 days prior to applying for building permits for the new residence.
Responsible Department, Agency, or Party:	Project Proponent and CDD Staff.
Compliance Verification:	Review and approval of construction drawings (e.g., site plan, floor plans, elevations and grading plans) by Department of Conservation and Development, Community Development Division (CDD) staff, to verify compliance with all mitigations and conditions of approval.

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.

Mitigation Measures:

Air Quality 1: The following Bay Area Air Quality Management District, Basic Construction Mitigation Measures shall be implemented during the project and shall be included on all construction plans:

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 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 is prohibited.
4. 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.
5. *All vehicle speeds on unpaved roads shall be limited to 15 mph.*
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five 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. 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.

Abbreviations:

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Implementing Action:	COA #13.
Timing Verification:	Prior to CDD issuance of a grading or building permit, all construction plan sets shall include Basic Construction measures.
Responsible Department or Agency:	Project proponent and CDD.
Compliance Verification:	CDD Plan Check review of plans prior to issuance of building or grading permit, and field verification by the Building Inspection Division.

Potential Impact: 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:

The Bay Area Air Quality Management District, Basic Construction Mitigation Measures outlined in Mitigation Measure **Air Quality 1** would reduce the impact to a less than significant level.

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: The following mitigation measures shall be implemented during project-related ground disturbance, and shall be included on all construction plans:

1. If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery should be redirected and a qualified archaeologist contacted to evaluate the finds and make recommendations. It is recommended that such deposits be avoided by further ground disturbance activities. If such deposits cannot be avoided, they should be evaluated for their significance in accordance with the California Register of Historical resources.

If the deposits are not eligible, avoidance is not necessary. If eligible, deposits will need to be avoided by impacts or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

2. If human remains are encountered, work within 50 feet of the discovery should be redirected and the County Coroner notified immediately. At the same time, an archaeologist should be contacted to assess the situation. If the human remains are of a Native American origin, the Coroner must notify

<p>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 property and provide recommendations for the proper treatment of the remains and associated grave goods.</p> <p>Upon completion of the assessment, the archaeologist should prepare a report documenting the methods and results, 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 report should be submitted to the Northwest Information Center and appropriate Contra Costa agencies.</p>	
Implementing Action:	COA #14.
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Include on plan sets during plan check and submittal of archaeologist report in the event of a find, for CDD review.
SECTION 5: GEOLOGY AND SOILS	
<p>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.</p>	
<p>Mitigation Measures:</p>	
<p>Geology 1: Prior to issuance of a grading or building permit for the new residence, the project sponsor shall perform a geotechnical evaluation that conforms to the guidelines adopted by the California State Mining and Geology Board, and submit a geotechnical report for approval by the Department of Conservation and Development, Peer Review Geologist.</p> <p>Prior to the issuance of building permits, the project geotechnical engineer shall certify that lot preparation work is in compliance with recommendations in the approved geotechnical report.</p>	
Implementing Action:	COA #15.
Timing of Verification:	Prior to issuance of a grading or building permit.
Responsible Department, Agency, or Party:	Project proponent, project geologist, peer review geologist, and CDD.
Compliance Verification:	CDD and peer review geologist review of investigation report by project geologist.
<p>Geology 2: Prior to recordation of the Parcel Map the applicant shall submit a draft deed disclosure statement advising prospective buyers and owners of both parcels of the risk of liquefaction, and of the requirement for a geotechnical investigation prior to issuance of a building permit for a residence.</p>	

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Implementing Action:	COA #16.
Timing of Verification:	Project proponent and CDD.
Responsible Department, Agency, or Party:	CDD.
Compliance Verification:	Prior to recordation of the Final Parcel Map.
<p>Potential Impact: The project could be located on located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse</p>	
<p>Mitigation Measures:</p>	
<p>Mitigation Measures Geology 1 and Geology 2 would reduce the impacts of unstable soil to a less than significant level.</p>	
<p>SECTION 9: TRIBAL CULTURAL RESOURCES</p>	
<p>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 listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). The expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources.</p>	
<p>Mitigation Measures:</p>	
<p>Implementation of mitigations measure Cultural Resources 1 would reduce the impact on archeological resources during project related work.</p>	
<p>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.</p>	
<p>Mitigation Measures:</p>	
<p>Implementation of mitigations measure Cultural Resources 1 would reduce the impact on archeological resources during project related work.</p>	

SECTION 10: MANDATORY FINDINGS OF SIGNIFICANCE

Potential Impact: As discussed in individual sections of the Initial Study, the project to create two parcels from the site may impact the quality of the environment (Aesthetics, Air Quality, Cultural Resources, Tribal Cultural Resources, and Geology/Soils).

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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