

**Mitigation Monitoring Program
County File #DP16-3025
Camino Diablo Self-Storage Facility**

**A vacant parcel located between 2850 and 2900 Camino
Diablo
Walnut Creek, CA 94597**

May 2017

Exhibit C

SECTION 1: AIR QUALITY

Less than Significant with Mitigation: Operation- and construction-related individual and cumulative impacts are less than significant

Mitigation Measures:

AIR-1: The construction control measures listed below shall be implemented during the project construction and shall be included on all construction plans:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt tract-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.
- Site access to a distance of 100 feet from the paved road shall be treated with a 6 to 12-inch compacted layer of wood chips, mulch, or gravel.
- All vehicle speeds on unpaved roads shall be limited to 15 mph.
- 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.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idle 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.
- 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.

Implementing Action:	COA
Timing of Verification:	Throughout construction activities.
Responsible Department, Agency, or Party:	Project Proponent and General Contractor.
Compliance Verification:	Onsite Inspection

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SECTION 2: BIOLOGY

Less than Significant with Mitigation: The removal and encroachment of protected trees during the construction of site improvements could potentially impede the use of the surrounding trees and wildlife nesting sites.
The removal of 20 code-protected trees and encroachment into drip line of 10 code-protected trees could negatively affect the biological resource, such as potential nesting habitat.

Mitigation Measures:

BIO-1: If site disturbance, in the form of construction activities, commences between February 1 and August 31, a qualified biologist shall conduct a pre-construction nesting survey 15 days prior to commencing construction. The nesting survey shall include examination of all trees within 200 feet of the entire project site, including those areas off the project site where birds could be disturbed by construction or operation-related vibrations and/or noise. If nesting birds are identified during a survey, an orange construction fencing nest protection buffer shall be placed around the nest tree. The size of the buffer shall be determined by a qualified biologist who frequently works with nesting birds near and on construction sites; the buffers typically range from 50 to 300 feet from the nest site. If the nest tree is located adjacent to the project site, the buffer shall be demarcated per above where the buffer occurs on the project site. Non-construction or earth-moving activity shall not occur within any established nest protection buffer prior to September 1 unless the qualified biologist has determined that the young have fledged (i.e., left the nest). The nest protection buffers may be removed once the nest has been abandoned, as determined by a qualified biologist. Implementation of this mitigation measure would reduce the impact on nesting birds during project construction and operation to a less than significant level.

Implementing Action:	COA
Timing of Verification:	With Submittal of tree planting and irrigation schedule.
Responsible Department, Agency, or Party:	Project proponent
Compliance Verification:	The applicant shall submit the projected dates for tree removal, and include them with the tree planting and irrigation schedule.

BIO-2: The following special measures shall be taken with respect to the Raywood Ash on the project site:

- An arborist shall be on site during excavation of the bio-retention area near the tree to properly prune large roots.

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<ul style="list-style-type: none"> Supplemental irrigation shall be supplied if the soil appears dry during construction. 	
Implementing Action:	COA
Timing Verification:	Throughout construction.
Responsible Department, Agency, or Party:	Project proponent and Consulting Arborist.
Compliance Verification:	CDD review of arborist report.
<p>BIO-3: For other trees on the project site that do not sit within or immediately adjacent to the project's development footprint, fencing shall be installed around these trees in accordance with the Project's Tree Protection Plan to ensure that access and storage equipment and materials will not encroach on the trees' driplines (the "Tree Protection Zone," or "TPZ"). The fencing shall consist of a temporary upright, sturdy manner from the start of grading until the completion of construction, and shall not be adjusted or removed without notifying the project arborist.</p>	
<p>BIO-4: The following measures are intended to provide restitution for the removal of (20) code-protected trees:</p> <p>a. <u>Planting and Irrigation Plan:</u> Prior to issuance of a grading or building permit, whichever occurs first, the applicant shall submit a tree planting and irrigation plan prepared by a licensed arborist or landscape architect for the review and approval of the Department of Conservation and Development, Community Development Division (DCD). The plan shall provide for the planting of (7) SEVEN trees, minimum 15 gallons in size. The species shall be one of the following: Arbutus "Marina" (Arbutus), Cercis occidentalis (Western Redbud), Lyonothamnus floribundus ssp. asplenifolius (Catalina Ironwood), Quercus agrifolia (California Coast Live Oak), Tristania conferta or laurina (Brisbane Box), or a close equivalent, as determined by the project arborist.</p> <p>The plan shall comply with the State's Model Water Efficient Landscape Ordinance or the County's Water Efficient Landscape Ordinance, if the County's ordinance has been adopted, and verification of such shall accompany the plan. The plan shall also include an estimate prepared by a licensed landscape architect, arborist, or landscape contractor for the materials and labor costs to complete the improvements (accounting for supply, delivery, and installation of trees and irrigation).</p> <p>b. <u>Required Security to Assure Completion of Plan Improvements:</u> A security shall be provided to ensure that the approved planting and irrigation plan is implemented. Prior to issuance of a grading or building permit, whichever occurs first, the applicant shall</p>	

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submit a security that is acceptable to the DCD. The security shall be the amount of the approved cost estimate described in Section a above, *plus* a 20% inflation surcharge.

- c. Initial Deposit for Processing of Security: The County ordinance requires that the applicant pay fees to cover all staff time and material costs for processing the required security. At the time of submittal of the security, the applicant shall pay an initial deposit of \$100.00.
- d. Duration of Security: When the replacement trees and irrigation have been installed, the applicant shall submit a letter to the DCD, composed by a licensed landscape architect, landscape contractor, or arborist, verifying that the installation has been done in accordance with the approved planting and irrigation plan. The DCD will retain the security for a minimum of 12 months up to 24 months beyond the date of receipt of this letter. As a prerequisite of releasing the bond between 12 and 24 months, following completion of the installation, the applicant shall arrange for the consulting arborist to inspect the replacement trees and to prepare a report on the trees' health. The report shall be submitted for the review of the DCD and shall include any additional measures necessary for preserving the health of the trees. These measures shall be implemented by the applicant.

Any replacement tree that dies within the first year of being planted shall be replaced by another tree of the same species and size. If the DCD determines that the applicant has not been diligent in ensuring the replacement trees' health, then all or part of the security may be used by the County to ensure that the approved restitution plan is successfully implemented.

Implementing Action:	COA
Timing Verification:	Prior to CDD approval of construction documents. Security to be held 12 to 24 months after installation of planting and irrigation.
Responsible Department, Agency, or Party:	Project proponent, project arborist, and CDD
Compliance Verification:	CDD review and approval of construction documents. CDD review of arborist report prior to release of security.

(BIO-5): Security for Possible Damage to Trees Intended for Preservation: Pursuant to the requirements of Section 816-6.1204 of the Tree Protection and Preservation Ordinance, to address the possibility that construction activity damages trees that are to be preserved, the applicant shall provide the County with a security to allow for replacement of trees that are

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significantly damaged or destroyed by construction activity. Prior to issuance of grading permits or building permits, whichever occurs first, the applicant shall provide a security that is acceptable to the Department of Conservation and Development, Community Development Division (CDD).

- a. Amount of Security: The security shall be an amount sufficient to cover:
 - i. Preparation of a tree planting and irrigation plan by a licensed landscape architect, arborist, or landscape contractor. The plan shall provide for the planting and irrigation of **(10) TEN trees** minimum 15 gallons in size, or an equivalent planting contribution as determined appropriate by the DCD. The plan shall comply with the State's Model Water Efficient Landscape Ordinance or the County's Water Efficient Landscape Ordinance, if the County's ordinance has been adopted, and verification of such shall accompany the plan. If deemed necessary by the DCD, the plan shall be implemented prior to final building inspection.
 - ii. The estimated materials and labor costs to complete the improvements shown on the approved planting and irrigation plan (accounting for supply, delivery, and installation of trees and irrigation).
 - iii. An *additional* 20% above the costs described in Sections a.i and a.ii above to account for inflation potential.
- b. Initial Deposit for Processing of Security: The County ordinance requires that the applicant pay fees to cover all staff time and material costs for processing the required security. At the time of submittal of the security, the applicant shall pay an initial deposit of \$100.
- c. Duration of Security: After the final building inspection has been completed, the applicant shall submit a letter to the DCD, composed by a consulting arborist, describing any construction impacts to trees intended for preservation. The security shall be retained by the County for a minimum of 12 months up to 24 months beyond the date of receipt of this letter. As a prerequisite of releasing the bond between 12 and 24 months, the applicant shall arrange for the consulting arborist to inspect the trees and to prepare a report on the trees' health. The report shall be submitted to the DCD for review, and it shall include any additional measures necessary for preserving the health of the trees. These measures shall be implemented by the applicant. In the event that the DCD determines that trees intended for preservation have been damaged by development activity, and that the applicant has not been diligent in providing reasonable restitution of the damaged trees, then the DCD may require that all or part of the security be used to provide for mitigation of the trees damaged, including replacement of any trees that have died.

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Implementing Action:	COA
Timing Verification:	Prior to CDD approval of construction documents. Security to be held 12 to 24 months after the final building inspection.
Responsible Department, Agency, or Party:	Project proponent, project arborist, and CDD.
Compliance Verification:	CDD review and approval of construction documents. CDD review of arborist report prior to release of security.
(BIO-6): The applicant shall notify the Department of Conservation and Development of any code-protected trees which are not covered by the tree permit that are damaged or destroyed in the process of removing the trees approved for removal. Additional restitution measures may be applied.	
Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance or any construction activities.
Responsible Department, Agency, or Party:	Consulting Arborist
Compliance Verification:	Submission of pre-construction survey to CDD staff.
SECTION 3: CULTURAL RESOURCES	
Less than Significant Impact with Mitigation: The proposed construction activities as part of the project will result in further ground disturbance at the subject property. This future ground disturbance has the possibility for disturbing underground cultural resources that may not have been identified to date. Therefore, staff recommends that the following mitigations be incorporated as part of the project to ensure that if cultural resources discovered during future ground disturbance, that the proper actions are taken to ensure that any impacts to those resources are reduced to a less than significant levels.	
Mitigation Measures:	
CUL-1: If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery shall 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.	

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CUL-2: If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, they will need to be avoided and assessed. 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 for review and approval prior to the commencement of work.

Prehistoric materials can include flakes-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite tool-making debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse.

CUL-3: 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 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 associated grave goods.

Upon completion of the assessment, the archaeologist shall 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 shall be submitted to the Northwest Information Center and appropriate Contra Costa agencies for review and approval prior to the commencement of work.

Implementing Action:	COA
Timing of Verification:	Throughout construction-related activity.
Responsible Department, Agency, or Party:	Project proponent, Consulting Archaeologist, and CDD
Compliance Verification:	Submission of archaeologist report in the event of a find.

SECTION 4: GEOLOGY AND SOILS

Less than Significant with Mitigation: The primary hazards that have been confirmed on site are (1) landslide, particularly induced landslide potential, (2) seismic shaking, (3) expansive and corrosive soils, and (4) undocumented fills. Implementation of the following mitigation measures are included to ensure that the impacts are less than significant.

Mitigation Measures:	
GEO-1: Provide design-level recommendations for remediation of geotechnical/geologic hazards that are sensitive to geologic constraints; including specific standards and criteria for site grading, drainage and foundation design; over-excavation of existing fills (and either their removal from the site or provide for their use in engineered fills); recommendations pertaining to mitigation of the hazard posed by expansive soils and corrosive soils; recommendations pertaining to mitigation of the hazard posed by differential fill thickness and cut/fill transitions; and pavement design criteria.	
GEO-2: Provide a corrective grading plan for the site; evaluate means of stabilization of the back-cut during the construction period; and provide slope stability analysis evaluating the corrective grading plan. It is anticipated that the scope of work for the stability analysis will include at least two additional deep borings (prefer continuous core) that extend 15 to 20 feet into the bedrock. The approach to analysis of slope stability shall utilize methodologies outlined in CGS Special Publication 117A.	
GEO-3: Improvement, grading, and building plans shall carry out the recommendations of the approved report. During site, grading, drainage and foundation-related work, the project geotechnical engineer shall provide observation and testing services to insure that construction is in compliance with recommendations in the approved geotechnical report. The project geotechnical engineers will provide recommendations for any modification to approved plans that are deemed necessary based on the actual field conditions encountered during grading. (Written approval from the County Building Inspection Division (BID) shall be obtained prior to any modification.) All fill placed shall be tested by the project geotechnical engineer, and pier holes/foundation related work shall be inspected. Documentation of the observation and testing services, as well as other project details (e.g. location and depth of any subdrains) shall be presented in a final geotechnical report, to be submitted to the County to keep on file.	
GEO-4: The design level geotechnical report and grading/drainage plans shall be subject to review by the Peer Review Geologist and review and approval by the Zoning Administrator.	
Implementing Action:	COA
Timing of Verification:	30 days prior to obtaining construction permits.
Responsible Department, Agency, or Party:	Project proponent, County Geologist, Building Inspection, CDD.
Compliance Verification:	Submittal of a final comprehensive design-level geotechnical report to Building Inspection

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GEO-5: Prior to issuance of construction permits or installation of improvements, the project geotechnical engineer shall review construction plans (e.g., grading and drainage plans, foundation plans and details, design/location of proposed bio-retention facilities) to determine if they are consistent with the intent of the recommendations in the approved project.	
Implementing Action:	COA
Timing of Verification:	Prior to issuance of construction permits.
Responsible Department, Agency, or Party:	Project proponent, Building Inspection, County Geologist, and CDD.
Compliance Verification:	Submittal of drainage plans, photographic evidence, and drainage system test findings to CDD
GEO-6: Prior to requesting the Final Building Inspection of the five story self-storage building, the project proponent shall submit a geotechnical monitoring report that includes an as-graded geologic map of the site, fill compaction testing, results of the observation of any pier drilling, and documentation of the monitoring performed for preparation work on slabs-on-grade. The geotechnical engineer shall also provide an opinion of the consistency of the as-built project with recommendations in the approved geotechnical report.	
Implementing Action:	COA
Timing of Verification:	Prior to requesting a Final Inspection
Responsible Department, Agency, or Party:	Project proponent and CDD
Compliance Verification:	Submittal of drainage plans, photographic evidence, and drainage system test findings to CDD
SECTION: LAND USE AND PLANNING	
Less than Significant with Mitigation: The 40 percent site coverage and 1.0 floor area ratio restriction under the Commercial General Plan designation will not be met. The proposed self-storage facility is not consistent with the SL general plan designation. If construction were to occur within the SL designation, the project will conflict with the County General Plan.	
Mitigation Measures:	
LAND-1: Grant Deed of Development Rights - Prior to issuance of a grading and/or building permit, the applicant shall designate a restrictive development easement over the portion designated as Single-Family Residential-Low Density (SL) for review and approval of the Zoning Administrator and County Counsel that shall include the following:	

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- a) A surveyed map, by a professional, that delineates the restricted development easement.
- b) A detailed legal description of the restricted development easement.
- c) Language clearly indicating that no development activity may occur within the easement area, though grading and related activity is permitted to complete any slope repair or mitigations necessary to satisfy Mitigation Measures GEO-1, GEO-2, and GEO-3, and to construct the debris bench, concrete-lined V-ditch, and necessary appurtenances (but not a retaining wall) upslope of the proposed building for drainage and slope stability purposes, and the property owner is responsible for the maintenance of the easement area. Any tree removal shall be subject to the review and approval of the Zoning Administrator.

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction permits.
Responsible Department, Agency, or Party:	Project sponsor.
Compliance Verification:	Submit a copy of Grant Deed of Development Rights recorded by the Contra Costa County Clerk Recorder's Office to CDD.

SECTION: NOISE

Less than Significant with Mitigation: The project' individual construction impacts would be deemed significant without controls on the hours of construction and other restrictions.

Mitigation Measures:

NOI-1: Construction, and other activities on the site related to this project is restricted to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and shall be prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

- 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)

For details on the specific days and dates that these holidays occur, please visit the following websites:

Federal: http://www.opm.gov/Operating_Status_Schedules/fedhol/2014.asp
State: <http://www.sos.ca.gov/holidays.htm>

NOI-2: The project sponsor shall require their contractors, and subcontractors to fit all internal combustion engines with mufflers, which are in good conditions and shall locate stationary noise-generating equipment such as air compressors and concrete pumps as far away from existing residences as possible.

NOI-3: Transportation of heavy equipment trucks shall be limited to weekdays between the hours of 9:00 A.M. and 4:00 P.M. and prohibited on Federal and State holidays.

NOI-4: Impact tools (e.g., jack hammers, pavement breakers) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed-air exhaust from pneumatically powered tools. However, where use of pneumatic tools is avoidable, an exhaust muffler on the compressed-air exhaust shall be used. External jackets on the tools shall be used where feasible. In addition, quieter methods such as using drill rather than impact equipment shall be used whenever feasible.

NOI-5: A pre-construction meeting with the job inspectors and the general contractor/on-site manager to confirm that all noise mitigation measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed prior to beginning construction.

NOI-6: The applicant shall notify neighbors within 300 feet of the subject property at least one week in advance of demolition, grading, and construction.

NOI-7: 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

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name and contact information shall be posted clearly around the project site and shall also be distributed to properties within 300 feet of the project site. The construction noise coordinator shall be available at all times during construction activities and shall maintain a log of complaints. The complaint log shall be available for review by County staff upon request.	
Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents and throughout construction-related activity.
Responsible Department, Agency, or Party:	Project sponsor, all contractors, and CDD.
Compliance Verification:	CDD review and approval of construction documents. Verification in field by Building Inspection Division.

I/We (the Applicant/Owner) are in agreement with the following Mitigation Measures.

Signature Mike Branch Date 6/19/17

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