

Mitigated Monitoring Reporting Plan

MITIGATION MONITORING REPORTING PLANS - SUBDIVISION FOR EIGHT RESIDENTIAL LOTS AND
A PARCEL FOR A PRIVATE ROAD AND GUEST PARKING IN PACHECO
COUNTY FILES #GP16-0007, RZ17-3237, SD17-9466, DP17-3010

Impact	Mitigation Measure	Implementing Action	Method of Verification	Timing of Verification	Party Responsible for Verification	Compliance Verification
IMPACT AIR-1: Exhaust emissions and particulate matter 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.	<p><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:</p> <p>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.</p> <p>B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</p> <p>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.</p> <p>D. All vehicle speeds on unpaved roads shall be limited to 15 mph.</p> <p>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.</p> <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</p>	Condition of Approval	Review of construction plans.	Prior to issuance of a building permit.	Community Development Division (CDD)	

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	<p>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>The applicant shall 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>					
<p><u>IMPACT AIR-2:</u> Construction activities would result in exhaust emissions and fine particulate matter in the form of dust.</p>	<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> <p>A. Watering active construction areas on the site at least twice daily.</p> <p>B. Daily watering or covering stockpiles of debris, soils, sand, and other materials that can be blown by the wind.</p> <p>C. Covering all trucks hauling soils, sand, and other loose material or require all material-hauling trucks to maintain at least two feet of freeboard.</p> <p>D. 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>	Condition of Approval	Review of construction plans.	Prior to issuance of a building permit and throughout construction.	CDD Contractor	

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	<p>E. Sweeping streets daily, preferably with water sweepers, if soil is carried onto adjacent streets.</p> <p>F. Seeding disturbed areas as quickly as possible or installation of cover vegetation over exposed soils.</p>					
<p><u>Impact: 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> <p>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 the property and provide recommendations for the proper treatment of the remains and associated grave goods.</p>	Condition of Approval	Upon encountering any human remains.	During construction activities.	CDD Native American Heritage Commission	
<p><u>Impact GEO-1:</u> The Rockridge Geotechnical investigation confirms the soils have a moderate expansion potential and a risk of soil creep.</p>	<p><u>Mitigation Measure GEO-1:</u> The updated geotechnical report shall include the following: (i) review of project grading and drainage plans, including the siting and design of C.3 bio-retention facilities, (ii) present California Building Code Seismic Design Parameters, (iii) provide geotechnical recommendations pertaining to</p>	Condition of Approval	Review of geotechnical report.	Prior to issuance of a building permit.	CDD County Geologist	

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	site clearing, grading, foundation designs, slabs-on-grade, pavement, flat work, and drainage, (iv) outline of details of the proposed observation/monitoring/testing services recommended during construction. The geotechnical monitoring during construction shall commence with clearing, and extending through grading, installation of drainage facilities, and foundation-related work. The required geotechnical update report shall be subject to technical review by the County Peer Review Geologist, and for review and approval by the Department of Conservation and Development.					
<u>Impact GEO-2:</u> The Rockridge Geotechnical report indicates that the soils sample tested to be "highly corrosive" to buried metal. However, the results of one sample may not be representative of the site conditions and additional tests should be performed during the final investigation to confirm/modify preliminary results.	<p><u>Mitigation Measure GEO-2a:</u> The updated geotechnical report shall include additional corrosivity testing to determine if special precautions shall be required to avoid damage to improvements that are in contact with the ground (concrete or steel). Following rough grading, but prior to commencement of foundation-related work, additional testing of each building pad can be required by the County, if deemed to be necessary.</p> <p><u>Mitigation Measure GEO-2b:</u> Prior to the issuance of building permits, the project geotechnical engineer shall certify that lot preparation work complies with the recommendations in the approved geotechnical report.</p> <p><u>Mitigation Measure GEO-2c:</u> During foundation work, the project geotechnical engineer shall provide observations services to ensure the geotechnical recommendations are properly interpreted and implemented by the contractors. Prior to requesting a final building inspection, the</p>	Condition of Approval	Review of geotechnical report.	Prior to issuance of a building permit.	CDD County Geologist	

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	Building Inspection Division may require documentation of the geotechnical engineer's observation services during final grading foundation work/lot drainage. The intent of such documentation is to ensure that the lot/building improvements are in conformance with recommendations in the approved geotechnical report.					
<u>Impact NOISE-1:</u> Implementation of the project may result in exposure of persons to an interior noise level of more than 45 dBA.	<u>Mitigation Measure NOISE -1:</u> The project shall comply with the requirements for Sound Transmission Class (STC) ratings for windows and exterior doors. STC rating for selected assemblies should be based on laboratory testing performed in accordance within ASTM E-90 and comprise the entire window or door assembly, including the frame. If non-tested assemblies are to be used, an acoustical consultant must review the glazing and frame submittals, and the STC rating of the glass may need to be increased. The location of windows and doors shall comply with Figure 2 of the Noise Study prepared for this project prepared by Brian Wourms and Charles M. Salter. Verification of compliance shall be submitted	Condition of Approval	Review of construction plans.	Prior to issuance of a building permit.	CDD Applicant's Noise Consultant	
<u>Impact NOISE-2:</u> Short-term noise levels would occur during construction and the project has the potential to expose some nearby residents to construction-related noise.	<u>Mitigation Measure NOISE -2:</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: 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	Condition of Approval	Review of construction plans.	Prior to issuance of a building permit and throughout construction.	CDD	

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	<p>listed below:</p> <p>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 websites:</p> <p>Federal Holidays http://www.opm.gov/fedhol California Holidays http://www.edd.ca.gov/eddsth.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>					

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	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.					