

Mitigation Monitoring Program
County File #SD13-9340/DP13-3027/RZ13-3223/GP13-0001

**589 Pacifica Avenue
Bay Point, CA 94565**

October 18, 2018

SECTION 3: AIR QUALITY

Potentially Significant Impacts: Temporary construction and grading activities on the project site could (d) expose sensitive receptors to substantial pollutant concentrations and (e) create objectionable odors affecting a substantial number of people.

Mitigation Measures:

Air Quality-1 (AIR-1): The following Bay Area Air Quality Management District, Basic Construction Mitigation Measures shall be implemented during project construction 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 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.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. 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.
6. 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.
7. All construction and operational 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.

Implementing Action:

COA

Abbreviations:

Condition of Approval (COA)
Department of Conservation and Development (DCD)
Public Works Department (PWD)

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Timing of Verification:	Prior to DCD approval of construction documents and throughout construction-related activity.
Responsible Department or Agency:	Project proponent, DCD, and Building Inspection Division.
Compliance Verification:	DCD review and approval of construction documents, and verification in field by Building Inspection Division.

SECTION 5: CULTURAL RESOURCES

Potentially Significant Impact: Construction activities on the project site could (b) cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5, (c) directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, and (d) disturb human remains, including those interred outside of formal cemeteries.

Mitigation Measure:

Cultural Resources 1 (CUL-1): If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American tribe that has requested consultation and/or demonstrated interest in the project site, have had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s) if deemed necessary.

Cultural Resources 2 (CUL-2): If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, they 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.

Prehistoric materials can include flake-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.

Cultural Resources 3 (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

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property and provide recommendations for the proper treatment of the remains and associated grave goods.

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.

Implementing Action:	COA
Timing of Verification:	During construction activities.
Responsible Department or Agency:	Project proponent and DCD.
Compliance Verification:	Submit archaeological report to DCD for review and approval if there is a qualifying find on-site.

SECTION 12: NOISE

Potentially Significant Impact: Construction activities on the project site could (a) expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies, and (d) generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

Mitigation Measure:

Noise-1: The following noise reduction measures shall be implemented during project construction and shall be included on all construction plans.

- 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.
- 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.
- Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.
- 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:

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- 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)

Implementing Action:	COA
Timing of Verification:	Prior to DCD approval of construction documents and throughout construction-related activity.
Responsible Department or Agency:	Project proponent, DCD and Building Inspection Division.
Compliance Verification:	DCD ongoing monitoring of project compliance, and PWD implementation of traffic calming measures.

SECTION 17: TRIBAL CULTURAL RESOURCES

Potentially Significant Impact: Construction activities on the project site could (a)(ii) cause a substantial adverse change in the significance of a tribal cultural resource

Mitigation Measure:

The proposed project was distributed to Wilton Rancheria of the Department of Environmental Resources. As discussed in “cultural resources” Sections 5.b, 5.c, and 5.d of this Initial Study, there is a possibility that buried archaeological resources, paleontological resources, or human remains could be present and accidental discovery could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact on tribal cultural resources. As a result, the applicant is required to implement mitigation measures **CUL-1, CUL-2 and CUL-3**. Implementation of these mitigation measures would reduce the impact from accidental discovery to a less than significant level.

Implementing Action:	COA
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Timing of Verification:	During construction activities and throughout operations.
Responsible Department or Agency:	Project proponent and DCD.
Compliance Verification:	Submit archaeological report to DCD for review and approval if there is a qualifying find on-site.

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