

**Mitigation Monitoring Program
Baltimore Court Single-Family Residential Project
County Files SD17-9478, RZ17-3239, DP17-3054**

**Baltimore Court
El Sobrante, CA 94803**

March 27, 2019

SECTION 3: AIR QUALITY

Potentially Significant Impacts: (d) Construction and grading activities would produce combustion emissions from various sources. Although grading and construction activities would be temporary, such activities could have a potentially significant impact during project construction. (e) Diesel powered vehicles and equipment used on the site could create localized odors that may affect persons within ¼ mile of the project site. These odors would be temporary; however, there could be a potentially significant impact during project construction due to the creation of objectionable odors.

Mitigation Measure:

Air Quality 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 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. A publicly visible sign shall be posted on the property 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

Timing of Verification:

Prior to CDD approval of construction documents (with COA compliance review); field review during construction.

Abbreviations:

Condition of Approval (COA)

Community Development Division (CDD)

Mitigation Monitoring Program
SD17-9478, RZ17-3239, DP17-3054

Page 2 of 24

Responsible Department or Agency:	Project sponsor, contractor, CDD, and Building Inspection Division.
Compliance Verification:	CDD review and approval of construction documents; verification by contractor and Building Inspection Division.

SECTION 4: BIOLOGICAL RESOURCES

Potentially Significant Impact: (a) and (d) Special status raptors such as the white-tailed kite, a California “fully protected” species, and other California raptors such as the red-tailed hawk and the red-shouldered hawk, could nest on or adjacent to the project site, and therefore, could be affected by onsite construction activity if the work were to take place during the February 1 through August 31 nesting season. Accordingly, construction and grading activities for the development of the single-family residences, the extension of Balmore Court, and the installation of storm water drainage facilities, could have a potentially significant impact on nesting raptors.

Mitigation Measure:

Biolog 1: If project site disturbance associated with future project construction commences between February 1 and August 31, a preconstruction nesting survey should be conducted on and adjacent to the project site by a qualified raptor biologist. The nesting survey should include examination of all trees within 500 feet of the entire project site, not just trees slated for removal since ground vibrations and loud noise can disrupt nearby nesting birds potentially causing them to abandon their nest/young.

The nesting survey should be completed 15 days prior to commencing with any earth-work or construction. If no nesting raptors are found during these surveys, no further regard for nesting raptors will be necessary, provided construction commences within 14 days of the final survey. If construction is postponed for more than 14 days, it will be necessary to conduct a follow up survey to ensure that no new nesting has commenced in the project vicinity. No further pre-construction surveys will be required after project initiation. The raptor biologist shall submit a written report summarizing the preconstruction survey and any necessary follow up actions to the CDD.

If nesting raptors are identified during the surveys, the dripline of the nest tree (that is, the outer limits of the branches) must be fenced with orange construction fencing (provided the tree is on the project site), and a 300-foot radius around the nest tree must be staked with orange construction fencing to indicate to construction personnel this is a "no work zone" or nondisturbance buffer. If the nest tree is located off the project site, then the buffer should be demarcated per above where the buffer occurs on the project site. The size of the buffer may be altered if the qualified raptor biologist conducts behavioral observations during the earth/construction work and determines the nesting raptors are well acclimated to disturbance. If this occurs, the raptor biologist shall prescribe a modified buffer that allows sufficient room to prevent undue disturbance/harassment to the nesting raptors. The buffers shall be maintained in place through the month of August and work within the buffer can commence on September 1, unless the qualified raptor biologist determines that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones. This typically occurs by July 15. This date may be earlier or later, and would have to be determined by the qualified raptor biologist.

If an early nesting survey identifies a large stick or other type of raptor nest that is inactive at the time of the survey, but that was evidently used in the previous year (as evidenced by condition of the nest and

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)

Mitigation Monitoring Program
SD17-9478, RZ17-3239, DP17-3054
Page 4 of 24

possibly presence of whitewash and/or feathers/down on the nest), a protection buffer (as described above) shall be established around the potential nesting tree. This buffer shall remain until a second follow-up nesting survey can be conducted to determine the status of the nest and eliminate the possibility that the nest is utilized by a late-spring nesting raptor (for example, Cooper's hawk). This second survey shall commence even if construction has commenced. If during the follow-up late season nesting survey a nesting raptor is identified utilizing the nest, the protection buffer shall remain until it is determined by the qualified raptor biologist that the young have fledged and have attained sufficient flight skills to avoid project construction zones. If the nest remains inactive, the protection buffer can be removed and construction and earth moving activities can proceed unrestrained.

If buffers are removed prior to September 1, the qualified raptor biologist shall prepare a report that provides details about the nesting outcome and the removal of buffers. This report shall be submitted to the CDD prior to the time that nest protection buffers are removed.

Implementing Action:	COA
Timing of Verification:	Prior to active construction phases; field review during construction.
Responsible Department or Agency:	Project sponsor, contractor, project biologist, CDD, and Building Inspection Division.
Compliance Verification:	CDD review and approval of preconstruction surveys and monitoring certification; verification by contractor, project biologist, CDD, and Building Inspection Division.

Potentially Significant Impact: (d) Nesting passerine birds could be affected by construction activity on the ruderal herbaceous plant community. Thus, the project could have a potentially significant impact on nesting passerine birds.

Mitigation Measure:

Biology 2: If project site disturbance associated with future project construction commences between February 1 and August 31, a preconstruction nesting survey should be conducted on the project site by a qualified ornithologist. The nesting survey should be completed 15 days prior to commencing with any earth-work or construction. If construction is postponed for more than 14 days, it will be necessary to conduct a follow up survey to ensure that no new nesting has commenced in the project vicinity. No further pre-construction surveys will be required after project initiation. . The ornithologist shall submit a written report summarizing the preconstruction survey and any necessary follow up actions shall be submitted to the CDD.

If common, not special-status birds, (e.g., mourning dove) are identified nesting on the project site, a non-disturbance buffer of 75 feet shall be established or as otherwise prescribed by the qualified ornithologist. The buffer shall be demarcated with painted orange lath or via the installation of orange

construction fencing. Disturbance within the buffer shall be postponed until it is determined by the qualified ornithologist that the young have fledged and have attained sufficient flight skills to leave the area or that the nesting cycle has otherwise completed.

If special-status birds are identified nesting on the project site, a non-disturbance buffer of 100 feet shall be established or as otherwise prescribed by the qualified ornithologist. The buffer shall be demarcated with painted orange lath or via the installation of orange construction fencing. Disturbance within the buffer shall be postponed until it is determined by the qualified ornithologist that the young have fledged and have attained sufficient flight skills to leave the area or that the nesting cycle has otherwise completed.

Many species can complete nesting by the end of June or in early to mid-July. Regardless, nesting buffers shall be maintained until September 1 unless a qualified ornithologist determines that young have fledged and are independent of their nests at an earlier date. If buffers are removed prior to September 1, the qualified ornithologist conducting the nesting surveys shall prepare a report that provides details about the nesting outcome and the removal of buffers. This report shall be submitted to the CDD prior to the time that nest protection buffers are removed.

Implementing Action:	COA
Timing of Verification:	Prior to active construction phases; field review during construction.
Responsible Department or Agency:	Project sponsor, contractor, project biologist/ornithologist, CDD, and Building Inspection Division.
Compliance Verification:	CDD review and approval of preconstruction surveys and monitoring certification; verification by contractor, project biologist/ornithologist, CDD, and Building Inspection Division.

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)

Mitigation Monitoring Program
SD17-9478, RZ17-3239, DP17-3054
Page 6 of 24

SECTION 5: CULTURAL RESOURCES

Potentially Significant Impact: (b) There is a possibility that buried archaeological resources 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 archaeological resources. (c) There is a possibility that buried fossils and other paleontological resources 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 paleontological resources.

Mitigation Measure:

Cultural Resources 1: The following Mitigation Measures shall be implemented during project construction.

1. A program of on-site education to instruct all construction personnel in the identification of prehistoric and historic deposits shall be conducted by a certified archaeologist prior to the start of any grading or construction activities.
2. If archaeological materials are uncovered during grading, trenching, or other onsite excavation, 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.

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents (with COA compliance review); field review during construction.
Responsible Department or Agency:	Project sponsor, contractor, project archaeologist, CDD, and Building Inspection Division.
Compliance Verification:	CDD review and approval of construction documents; verification by contractor, project archaeologist, and Building Inspection Division.

Potentially Significant Impact: (d) There is a possibility that human remains could be present and accidental discovery could occur. Consequently, construction activities on the project site could result in a potentially significant adverse environmental impact due to disturbance of human remains.

Mitigation Measure:

Cultural Resources 2: Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall 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 coroner determines the remains may those of a Native American, the coroner will contact the Native American Heritage Commission and the Native American tribe that has requested consultation and/or demonstrated interest in the project site.	
Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents (with COA compliance review); field review during construction.
Responsible Department or Agency:	Project sponsor, contractor, County coroner, CDD, and Building Inspection Division.
Compliance Verification:	CDD review and approval of construction documents; verification by contractor, County coroner, and Building Inspection Division.

SECTION 6: GEOLOGY AND SOILS

Potentially Significant Impact: (a.iv) and (c) Due to the presence of unstable surficial deposits of colluvium and fill, there is a potential for shallow slope failures, soil creep, erosion, and slumping. Thus, there would be a potentially significant impact due to landslides.

Mitigation Measures:

Geology 1: At least 60 days prior to the issuance of a grading permit, the applicant shall submit a Remedial Grading Plan for review by the County Peer Review Geologist, and review and approval by the CDD. The plan shall address (i) residential, street extension, driveway, and bio-retention area construction, (ii) undergrounding of utilities, (iii) the siting and design of the bio-retention area (C.3 basin), (iv) the design of the drainage ditch on Parcel A for the mid-slope terrace for the slope that exceeds 30 feet in height, and (v) expansive and corrosive soils, The report shall provide appropriate recommendations to mitigate any potential hazards that are confirmed to be present.

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents (with COA compliance review).
Responsible Department or Agency:	Project sponsor, project geotechnical engineer, County peer review geologist, and CDD.
Compliance Verification:	Submit Remedial Grading Plan to CDD for review; review and approval of report by County peer review geologist and CDD.

Geology 2: Following rough grading, and at least 30 days prior to the issuance of the first building permit, the applicant shall submit a Grading Completion Report from the project geotechnical engineer, to be submitted to the County and kept on file. That report shall document the inspections performed, and including the results of ASTM testing of fill (including location and approximate depth of each test). Additionally report shall provide (i) an as-graded plan showing the approximate location of subdrains, and the subdrain cleanouts and outfalls; and (ii) a professional opinion on the compliance of grading with the recommendations in the geotechnical report and supporting documents (e.g. Remedial Grading Plan). The Grading Completion Report shall identify the materials encountered during grading that were deemed unsuitable for incorporation into an engineered fill and describe the approach to disposal of such materials.

Implementing Action:	COA
Timing of Verification:	Prior to issuance of first building permit.
Responsible Department or Agency:	Project sponsor, project geotechnical engineer, County peer review geologist, and CDD.

Compliance Verification:	Submit Grading Completion Report to CDD for review; review and approval of report by County peer review geologist and CDD.
<p>Geology 3: Following the issuance of a building permit, the project geotechnical engineer shall provide observation and testing services to insure that the construction is in compliance with recommendations in the approved Remedial Grading Plan. The project geotechnical engineer shall 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 Contra Costa County Building Inspection Division shall be obtained prior to any modification. Documentation of the observation and testing services, as well as other project details, for each residence shall be presented in a final geotechnical report, to be submitted to the County and kept on file, prior to requesting the final building inspection. Alternatively, if several residences are development concurrently, the geotechnical report may address the group of residences that are developed concurrently.</p>	
Implementing Action:	COA
Timing of Verification:	Field review during construction.
Responsible Department or Agency:	Project sponsor, project geotechnical engineer, Building Inspection Division, County peer review geologist, and CDD.
Compliance Verification:	Verification by project geotechnical engineer, Building Inspection Division, and County peer review geologist. Submit final geotechnical report to CDD for review; review and approval of report by County peer review geologist and CDD.
<p>Potentially Significant Impact: (b) During the grading and construction period for the subdivision, including the future single-family residences, roadway extension, and the storm water drainage facilities, areas of construction activity would have exposed Diablo clay and Los Osos clay loam, resulting in a potentially significant impact due to soil erosion.</p>	
<p>Mitigation Measure:</p>	
<p>Geology 4: At least 30 days prior to the issuance of a grading permit and each building permit, a construction period erosion and sedimentation control plan that is in compliance with applicable construction period requirements of the State Water Resources Control Board and the San Francisco Bay Regional Water Quality Control Board shall be included in the submitted construction drawings, and implemented during construction.</p>	
Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents (with COA compliance review); field review during construction.

Abbreviations:
Condition of Approval (COA)
Community Development Division (CDD)

Responsible Department or Agency:	Project sponsor, contractor, Building Inspection Division, and CDD.
Compliance Verification:	CDD review and approval of construction documents, including the construction period erosion and sedimentation control plan; verification by contractor and Building Inspection Division.
<p>Potentially Significant Impact: (d) Both the Diablo clay and Los Osos clay loam series are considered to be highly expansive and highly corrosive. Expansive soils expand when water is added and shrink when they dry out. This continuous change in soils volume causes structures to move unevenly and crack. Corrosive soils tend to damage concrete and/or uncoated steel that is in contact with the ground. Thus, there is a potentially significant impact due to expansive soil.</p>	
<p>Mitigation Measures:</p>	
<p>Geology 1: At least 60 days prior to the issuance of a grading permit, the applicant shall submit a Remedial Grading Plan for review by the County Peer Review Geologist, and review and approval by the CDD. The plan shall address (i) residential, street extension, driveway, and bio-retention area construction, (ii) undergrounding of utilities, (iii) the siting and design of the bio-retention area (C.3 basin), (iv) the design of the drainage ditch on Parcel A for the mid-slope terrace for the slope that exceeds 30 feet in height, and (v) expansive and corrosive soils, The report shall provide appropriate recommendations to mitigate any potential hazards that are confirmed to be present.</p>	
Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents (with COA compliance review).
Responsible Department or Agency:	Project sponsor, project geotechnical engineer, County peer review geologist, and CDD.
Compliance Verification:	Submit Remedial Grading Plan to CDD for review; review and approval of report by County peer review geologist and CDD.
<p>Geology 3: Following the issuance of a building permit, the project geotechnical engineer shall provide observation and testing services to insure that the construction is in compliance with recommendations in the approved Remedial Grading Plan. The project geotechnical engineer shall 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 Contra Costa County Building Inspection Division shall be obtained prior to any modification. Documentation of the observation and testing services, as well as other project details, for each residence shall be presented in a final geotechnical report, to be submitted to the County and kept on file, prior to requesting the final building inspection. Alternatively, if several residences are development concurrently, the geotechnical report may address the group of residences that are developed concurrently.</p>	

Implementing Action:	COA
Timing of Verification:	Field review during construction.
Responsible Department or Agency:	Project sponsor, project geotechnical engineer, Building Inspection Division, County peer review geologist, and CDD.
Compliance Verification:	Verification by project geotechnical engineer, Building Inspection Division, and County peer review geologist. Submit final geotechnical report to CDD for review; review and approval of report by County peer review geologist and CDD.

SECTION 8: HAZARDS AND HAZARDOUS MATERIALS

Potentially Significant Impact: (a) Initiating grading or construction activities prior to obtaining coverage under the State Water Resources Control Board’s statewide General Permit that applies to storm water discharges, would be a potentially significant impact on water quality.

Mitigation Measure:

Hydrology 1: The applicant shall obtain coverage under the State Water Resources Control Board Construction General Permit prior to commencement of construction activities that disturb greater than one acre of area. To obtain coverage, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP), and file a Notice of Intent with a vicinity map and the appropriate permit fee with the SWRCB. The SWPPP shall include erosion control measures to ensure that all effects of the project remain above the drainage channel along the eastern boundary of the project site. Measures such as installation of silt fencing, wildlife friendly hay wattles (that is, no monofilament netting on the wattles), and hay bale barriers backed by chain link fencing installed under the supervision of the project engineer will ensure that accidental fill or excavated material does not enter the drainage channel. Additionally, there is garbage, tree stumps and downed wood in the drainage channel that should be removed from the channel to prevent this debris and garbage from flowing downstream and plugging up the storm drain system. The applicant shall submit evidence that coverage from the SWRCB has been obtained to the CDD prior to the issuance of a grading or building permit.

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents (with COA compliance review).
Responsible Department or Agency:	Project sponsor and CDD.
Compliance Verification:	Submittal of certification from State Water Resources Control Board to CDD

SECTION 9: HYDROLOGY AND WATER QUALITY

Potentially Significant Impact: (a) Initiating grading or construction activities prior to obtaining coverage under the State Water Resources Control Board’s General Permit would be a potentially significant impact on water quality.

Mitigation Measure:

Hydrology 1: The applicant shall obtain coverage under the State Water Resources Control Board Construction General Permit prior to commencement of construction activities that disturb greater than one acre of area. To obtain coverage, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP), and file a Notice of Intent with a vicinity map and the appropriate permit fee with the SWRCB. The SWPPP shall include erosion control measures to ensure that all effects of the project remain above the drainage channel along the eastern boundary of the project site. Measures such as installation of silt fencing, wildlife friendly hay wattles (that is, no monofilament netting on the wattles), and hay bale barriers backed by chain link fencing installed under the supervision of the project engineer will ensure that accidental fill or excavated material does not enter the drainage channel. Additionally, there is garbage, tree stumps and downed wood in the drainage channel that should be removed from the channel to prevent this debris and garbage from flowing downstream and plugging up the storm drain system. The applicant shall submit evidence that coverage from the SWRCB has been obtained to the CDD prior to the issuance of a grading or building permit.

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents (with COA compliance review).
Responsible Department or Agency:	Project sponsor and CDD.
Compliance Verification:	Submittal of certification from State Water Resources Control Board to CDD

Potentially Significant Impact: (a) and (c) During project construction, there would be areas that would have exposed soil, resulting in a potentially significant impact due to soil erosion that could result in waste discharge.

Mitigation Measures:

Geology 4: At least 30 days prior to the issuance of a grading permit and each building permit, a construction period erosion and sedimentation control plan that is in compliance with applicable construction period requirements of the State Water Resources Control Board and the San Francisco Bay Regional Water Quality Control Board shall be included in the submitted construction drawings, and implemented during construction.

Implementing Action:	COA
----------------------	-----

Timing of Verification:	Prior to CDD approval of construction documents (with COA compliance review); field review during construction.
Responsible Department or Agency:	Project sponsor, contractor, Building Inspection Division, and CDD.
Compliance Verification:	CDD review and approval of construction documents, including the construction period erosion and sedimentation control plan; verification by contractor and Building Inspection Division.
Potentially Significant Impact: (a) There is a potential risk associated with maintenance of the bio-retention area, as without removal of sediment collecting in the basin, it would cease to function as designed. Without regular maintenance, there would be a potentially significant impact due to failure of the bio-retention area to perform as designed.	
Hydrology 2: Prior to the filing of the Final Map, the applicant shall submit a bio-retention area maintenance plan for review and approval by the CDD. The maintenance plan shall identify the features to be monitored, provide a monitoring schedule for the timing of the required monitoring (number of times per year, and during which months), along with inspections following each major rain storm. Additionally, it shall provide a form to be used by the individual selected to perform monitoring which includes each item requiring inspection, along with the recommendation of the monitor, monitor's signature, contact information, and a distribution list for the inspection report. The bio-retention area maintenance plan shall be recorded with the deed for each residential parcel at the time of recording of the Final Map	
Implementing Action:	COA
Timing of Verification:	Prior to filing Final Map; field monitoring per monitoring schedule.
Responsible Department or Agency:	Project sponsor, field monitors, Building Inspection Division, and CDD.
Compliance Verification:	CDD review and approval of bio-retention area maintenance plan; verification by field monitors and Building Inspection Division; recordation of bio-retention area maintenance plan with deed for each residential parcel.
Potentially Significant Impact: (j) The risk of landslides are considered to be a potentially significant impact that could lead to significant mudflow if the geology mitigation measures calling for the submittal of a final geology, soil and foundation report prior to the issuance of building permits, and on site observance by the project geotechnical engineer during grading, drainage, and foundation-related work, are not completed	
Mitigation Measures:	

Abbreviations:
Condition of Approval (COA)
Community Development Division (CDD)

<p><u>Geology 1:</u> At least 60 days prior to the issuance of a grading permit, the applicant shall submit a Remedial Grading Plan for review by the County Peer Review Geologist, and review and approval by the CDD. The plan shall address (i) residential, street extension, driveway, and bio-retention area construction, (ii) undergrounding of utilities, (iii) the siting and design of the bio-retention area (C.3 basin), (iv) the design of the drainage ditch on Parcel A for the mid-slope terrace for the slope that exceeds 30 feet in height, and (v) expansive and corrosive soils, The report shall provide appropriate recommendations to mitigate any potential hazards that are confirmed to be present.</p>	
Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents (with COA compliance review).
Responsible Department or Agency:	Project sponsor, project geotechnical engineer, County peer review geologist, and CDD.
Compliance Verification:	Submit Remedial Grading Plan to CDD for review; review and approval of report by County peer review geologist and CDD.
<p><u>Geology 3:</u> Following the issuance of a building permit, the project geotechnical engineer shall provide observation and testing services to insure that the construction is in compliance with recommendations in the approved Remedial Grading Plan. The project geotechnical engineer shall 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 Contra Costa County Building Inspection Division shall be obtained prior to any modification. Documentation of the observation and testing services, as well as other project details, for each residence shall be presented in a final geotechnical report, to be submitted to the County and kept on file, prior to requesting the final building inspection. Alternatively, if several residences are development concurrently, the geotechnical report may address the group of residences that are developed concurrently.</p>	
Implementing Action:	COA
Timing of Verification:	Field review during construction.
Responsible Department or Agency:	Project sponsor, project geotechnical engineer, Building Inspection Division, County peer review geologist, and CDD.
Compliance Verification:	Verification by project geotechnical engineer, Building Inspection Division, and County peer review geologist. Submit final geotechnical report to CDD for review; review and approval of report by County peer review geologist and CDD.

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)

SECTION 10: LAND USE AND PLANNING

Potentially Significant Impacts: (b) The General Plan Land Use Element includes Policies for the El Sobrante Area, which requires new development to collaborate on increasing recreational opportunities for area residents. Since the proposed project does not include construction of any recreational facility on the site, there would be a potentially significant impact on General Plan policies for recreational facilities in the El Sobrante area.

Mitigation Measure:

Recreation 1: At the time of application for a grading permit, the applicant shall provide an area on the project site for recreational facilities or contribute a fair share to nearby recreational facilities. As proposed, the subdivision includes a 77,697 sq. ft. open space parcel and a 15,884 sq. ft. storm drainage parcel. Inclusion of a tot lot, playground, or other recreational facility on a portion of either parcel could be used to meet this requirement. CDD and Public Works staff shall review the onsite recreational facility for compliance with the County C.3 requirements to ensure that the impact of the onsite recreational facility on storm water drainage would be less than significant. The onsite recreational facility shall be included on all construction drawings.

Implementing Action:	COA
Timing of Verification:	Prior to CDD and Public Works approval of construction documents (with COA compliance review).
Responsible Department or Agency:	Project sponsor, contractor, CDD, and Public Works.
Compliance Verification:	CDD and Public Works review and approval of construction documents; verification by contractor.

SECTION 12: NOISE

Potentially Significant Impacts: (a) Future noise levels on the northern portion of the project site would exceed the 60 dB normally acceptable level for single-family residents, and would result in a potentially significant impact on project residents.

Mitigation Measure:

Noise 1: At the time of application for the first building permit, the applicant shall submit plans for a noise barrier along the northern property boundary, such as a masonry wall, to reduce noise levels by 5 to 10 dBA. The plans shall be included in the construction drawings. The noise barrier shall be installed prior to the final inspection for the building permit.

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents (with COA compliance review).
Responsible Department or Agency:	Project sponsor, contractor, and CDD.
Compliance Verification:	CDD review and approval of construction documents; verification by contractor.

Noise 2: Within 30 days after installation of the noise barrier, the applicant shall submit evidence for review and approval of CDD staff confirming that the noise barrier meets acceptable exterior noise level standards as established in the Noise and Land Use Compatibility Guidelines in the Noise Element of the County General Plan. The evidence shall be noise monitoring data recorded on the site at the nearest residence. In the event the acceptable exterior noise level standards are exceeded, the applicant shall install a replacement noise barrier to reduce noise to acceptable exterior noise level standards. The applicant shall then submit noise monitoring data recorded on the site at the nearest residence to validate the corrected noise levels.

Implementing Action:	COA
Timing of Verification:	Field monitoring after installation.
Responsible Department or Agency:	Project sponsor, contractor, and CDD.
Compliance Verification:	CDD review and approval of noise monitoring data; verification by contractor.

Noise 3: Building plans for the residences shall include wall construction with a minimum rating of STC-46, along with windows with a minimum rating of STC-25 to meet the California Administrative Code, Noise Insulation Standards. These plans shall be included in the construction drawings.

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents (with COA compliance review).
Responsible Department or Agency:	Project sponsor, contractor, and CDD.
Compliance Verification:	CDD review and approval of construction documents; verification by contractor.
Potentially Significant Impacts: (b) If a vibratory roller is used, ground-borne vibration levels could exceed the Federal Transit Administration’s vibration-induced architectural damage threshold of 0.2 PPV, resulting in a potentially significant ground-borne vibration impact.	
Mitigation Measure:	
Noise 4: Vibration rollers shall not be used for construction at any time. All construction drawings shall include this restriction.	
Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents (with COA compliance review).
Responsible Department or Agency:	Project sponsor, contractor, and CDD.
Compliance Verification:	CDD review and approval of construction documents; verification by contractor.
Potentially Significant Impact: (d) A temporary increase in ambient noise levels would occur during construction of the 30 single-family residences and the extension of Balmore Court, the improvement of the existing private street section of Balmore Court, and the installation of storm water drainage facilities. During project construction, there may be periods of time where there would be loud noise from construction equipment, vehicles, and tools. Although such activities would be temporary, the activities could have a potentially significant impact during project construction at existing single-family residences within ¼ mile of the project site.	
Mitigation Measure:	
Noise 5: The following noise reduction measures shall be implemented during project construction. The noise reduction measures shall be included on all construction drawings.	
<ol style="list-style-type: none"> 1. 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. 	

2. 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.
3. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The Department of Conservation and Development phone number shall also be visible to ensure compliance with applicable regulations.
4. 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.
5. 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:
 - 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 CDD approval of construction documents (with COA compliance review); field review during construction.
Responsible Department or Agency:	Project sponsor, contractor, Building Inspection Division, and CDD.
Compliance Verification:	CDD review and approval of construction documents; verification by contractor and Building Inspection Division.

Abbreviations:

Condition of Approval (COA)
 Community Development Division (CDD)

SECTION 15: RECREATION

Potentially Significant Impacts: (b) The General Plan Land Use Element includes Policies for the El Sobrante Area, which requires new development to collaborate on increasing recreational opportunities for area residents. Since the proposed project does not include construction of any recreational facility on the site, there would be a potentially significant impact on General Plan policies for recreational facilities in the El Sobrante area.

Mitigation Measure:

Recreation 1: At the time of application for a grading permit, the applicant shall provide an area on the project site for recreational facilities or contribute a fair share to nearby recreational facilities. As proposed, the subdivision includes a 77,697 sq. ft. open space parcel and a 15,884 sq. ft. storm drainage parcel. Inclusion of a tot lot, playground, or other recreational facility on a portion of either parcel could be used to meet this requirement. CDD and Public Works staff shall review the onsite recreational facility for compliance with the County C.3 requirements to ensure that the impact of the onsite recreational facility on storm water drainage would be less than significant. The onsite recreational facility shall be included on all construction drawings.

Implementing Action:	COA
Timing of Verification:	Prior to CDD and Public Works approval of construction documents (with COA compliance review).
Responsible Department or Agency:	Project sponsor, contractor, CDD, and Public Works.
Compliance Verification:	CDD and Public Works review and approval of construction documents; verification by contractor.

SECTION 17: TRIBAL CULTURAL RESOURCES

Potentially Significant Impact: (b) The proposed project would include construction and grading activities for the 30 single-family residences, the extension of Balmore Court, and the installation of storm water drainage facilities, which could lead to accidental discovery of buried archaeological or paleontological resources, or human remains, resulting in a potentially significant impact on tribal cultural resources.

Mitigation Measures:

Cultural Resources 1: The following Mitigation Measures shall be implemented during project construction.

1. A program of on-site education to instruct all construction personnel in the identification of prehistoric and historic deposits shall be conducted by a certified archaeologist prior to the start of any grading or construction activities.
2. If archaeological materials are uncovered during grading, trenching, or other onsite excavation, 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.

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents (with COA compliance review); field review during construction.
Responsible Department or Agency:	Project sponsor, contractor, project archaeologist, CDD, and Building Inspection Division.
Compliance Verification:	CDD review and approval of construction documents; verification by contractor, project archaeologist, and Building Inspection Division.

Cultural Resources 2: Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall 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 coroner determines the remains may be those of a Native American, the coroner will contact the Native American Heritage Commission and the Native American tribe that has requested consultation and/or demonstrated interest in the project site.

Implementing Action:	COA
----------------------	-----

Timing of Verification:	Prior to CDD approval of construction documents (with COA compliance review); field review during construction.
Responsible Department or Agency:	Project sponsor, contractor, County coroner, CDD, and Building Inspection Division.
Compliance Verification:	CDD review and approval of construction documents; verification by contractor, County coroner, and Building Inspection Division.

SECTION 18: UTILITIES AND SERVICE SYSTEMS

Potentially Significant Impact: (C) There is a potential risk associated with maintenance of the bio-retention area, as without removal of sediment collecting in the basin, it would cease to function as designed. Without regular maintenance, there would be a potentially significant impact due to failure of the bio-retention area to perform as designed.

Hydrology 2: Prior to the filing of the Final Map, the applicant shall submit a bio-retention area maintenance plan for review and approval by the CDD. The maintenance plan shall identify the features to be monitored, provide a monitoring schedule for the timing of the required monitoring (number of times per year, and during which months), along with inspections following each major rain storm. Additionally, it shall provide a form to be used by the individual selected to perform monitoring which includes each item requiring inspection, along with the recommendation of the monitor, monitor's signature, contact information, and a distribution list for the inspection report. The bio-retention area maintenance plan shall be recorded with the deed for each residential parcel at the time of recording of the Final Map

Implementing Action:	COA
Timing of Verification:	Prior to filing Final Map; field monitoring per monitoring schedule.
Responsible Department or Agency:	Project sponsor, field monitors, Building Inspection Division, and CDD.
Compliance Verification:	CDD review and approval of bio-retention area maintenance plan; verification by field monitors and Building Inspection Division; recordation of bio-retention area maintenance plan with deed for each residential parcel.