

**Mitigation Monitoring Program  
18320 Bollinger Canyon Road  
Minor Subdivision and Rezoning  
County Files MS16-0014, RZ16-3234**

**18320 Bollinger Canyon Road  
San Ramon, CA 94583**

**December 11, 2019**

### SECTION 3: AIR QUALITY

**Potentially Significant Impacts:** (d) Construction and grading activities would produce combustion emissions, dust, and objectionable odors. Although grading and construction activities would be temporary, such activities could have a potentially significant impact during project construction.

#### **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.
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.

Abbreviations:

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

Mitigation Monitoring Program  
MS16-0014, RZ16-3234  
Page 2 of 12

**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.

**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:** (c) 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 remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant

to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

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.

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**SECTION 7: GEOLOGY AND SOILS**

**Potentially Significant Impact:** (a.iv), (c), and (d) Due to the evidence that the rugged upland portion of the property is an unstable/ marginally stable site, and has soils that are considered to be highly expansive, there would be a potentially significant impact on the upland portion of the site due to ground failure (soil creep), landslides, and adverse soil conditions.

**Mitigation Measures:**

**Geology 1:** At least 30 days prior to requesting building permits for any improvements in the upland portion of the site, the project proponent shall submit a geotechnical/engineering geologic report that evaluates potential geologic and geotechnical hazards, and which provides specific standards and criteria for site grading, drainage and foundation design. The required report shall also provide California Building Code seismic design parameters. The scope of the investigation shall include adequate subsurface exploration, laboratory testing and engineering analysis. The resulting report shall include both an original geologic map prepared by a Certified Engineering Geologist and detailed geologic cross-sections (e.g. identifying stratigraphic units, orientation of bedding, nearby landslides and/or areas of heavy erosion.) The report shall include adequate laboratory test data to evaluate the hazard posed by expansive and corrosive soils and bedrock.

**Geology 2:** The geotechnical/engineering geologic investigation required by Geology1 shall utilize a detailed topographic map (of appropriate scale) of the consultant’s study area. The study area shall include the access road, nearby landside area(s), residential building site(s) and all accessory and utility structures.

**Geology 3:** The required geotechnical/engineering geologic report shall be subject to technical review by the County Peer Review Geologist, and review and approval by the Department of Conservation and Development, 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, project geotechnical engineer, County peer review geologist, and CDD.
Compliance Verification:	Submit geotechnical/engineering geologic report to CDD for review; review and approval of report by County peer review geologist and CDD.

**Geology 4:** Prior to requesting the final building inspection, the developer/ owner shall submit a letter from the project geotechnical engineer that documents the inspections and testing performed during construction, and provide the professional opinion of the project geotechnical engineer on compliance of the as-graded/ as-built project with the recommendations in the geotechnical report.

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 letter to CDD for review; review and approval by County peer review geologist and CDD.
<b>Potentially Significant Impact:</b> (b) During the grading and construction activity on the project site, there would be exposed soils, resulting in a potentially significant impact due to soil erosion on the upland portion of the project site.	
<b>Mitigation Measure:</b>	
<b>Geology 5:</b> For any proposed development in the upland portion of the site, minimize grading by employing hillside development techniques. With regard to the gradient of engineered slopes, use of 2:1 (horizontal to vertical) gradients shall be restricted to slopes that are 5 ft. high (max.); 2½:1 (h:v) gradients shall be required on slopes that are up to 10 ft. in vertical height; and 3:1 (h:v) gradients shall be required on engineering slopes that exceed 10 ft. in vertical height. Where these standards are inconsistent project objectives, special engineering shall be required (e.g. use of reinforced earth, retaining walls, etc.)	
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:	CDD review and approval of construction documents, verification by contractor and Building Inspection Division.
<b>Potentially Significant Impact:</b> (e) The engineering properties of the upland soils that occur on the site has severe limitation for use as a filter field for septic system, resulting in a potentially significant impact on septic systems on the upland portion of the project site.	
<b>Mitigation Measure:</b>	
<b>Geology 6:</b> Should an application be filed for a new development area located within the upland portion of the site, the project proponent will have responsibility of identify a potential leach field site of adequate size that complies with regulations administered by the Environmental Health Division of the County	

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

Health Services Department. If a suitable site is not identified in the upland area the project proponent will need to either identify a site on the relatively level alluvial terrace deposit located in the southwestern portion of the site or request that the Environment Health Division consider a specialized design.	
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, Environmental Health Division, CDD.
Compliance Verification:	Submit septic system plans to CDD for review; review and approval by County peer review geologist, the Environmental Health Division, and CDD.
<b>Potentially Significant Impact:</b> (f) There is a possibility that buried fossils and other paleontological resources or hidden geologic features 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.	
<b>Mitigation Measure:</b>	
<b><u>Cultural Resources 1:</u></b> The following Mitigation Measures shall be implemented during project construction. <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>	
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.
<b>SECTION 10: HYDROLOGY AND WATER QUALITY</b>	
<b>Potentially Significant Impact:</b> (a), (c)(i), and (e) Unless adequate erosion control measures are implemented during construction on the upland portion of the site, uncontrolled discharge of graded soil and materials during construction could have a potentially significant impact on the on-site tributaries and offsite drainage facilities in the Bollinger Canyon area.	
<b>Mitigation Measure:</b>	
<b>Geology 5:</b> For any proposed development in the upland portion of the site, minimize grading by employing hillside development techniques. With regard to the gradient of engineered slopes, use of 2:1 (horizontal to vertical) gradients shall be restricted to slopes that are 5 ft. high (max.); 2½:1 (h:v) gradients shall be required on slopes that are up to 10 ft. in vertical height; and 3:1 (h:v) gradients shall be required on engineering slopes that exceed 10 ft. in vertical height. Where these standards are inconsistent project objectives, special engineering shall be required (e.g. use of reinforced earth, retaining walls, etc.)	
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:	CDD review and approval of construction documents, verification by contractor and Building Inspection Division.

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## SECTION 13: NOISE

**Potentially Significant Impacts:** (a) Future construction on the project site may result in noise levels that would exceed the 75 dB normally acceptable level for agricultural land uses, and would result in a potentially significant impact on sensitive receptors within one-quarter mile of project site.

### **Mitigation Measure:**

**Noise 1:** The following noise reduction measures shall be implemented during project construction. The noise reduction measures shall be included on all construction drawings.

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)

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Condition of Approval (COA)

Community Development Division (CDD)

Mitigation Monitoring Program

MS16-0014, RZ16-3234

Page 9 of 12

Christmas Day (State and Federal)	
Implementing Action:	COA
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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.

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**SECTION 17: TRIBAL CULTURAL RESOURCES**

**Potentially Significant Impact:** (b) Two tributaries of Bollinger Creek run in a north to south direction on the project site. Although the tributary locations on the project site would be protected from future construction, there is a possibility that buried archaeological resources and/or human remains could be present on the project site and accidental discovery could occur during grading and other earthwork on the project site, resulting in a potentially significant impact on archaeological resources or human remains.

**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 remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the

<p>ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.</p>	
<p>Implementing Action:</p>	<p>COA</p>
<p>Timing of Verification:</p>	<p>Prior to CDD approval of construction documents (with COA compliance review); field review during construction.</p>
<p>Responsible Department or Agency:</p>	<p>Project sponsor, contractor, County coroner, CDD, and Building Inspection Division.</p>
<p>Compliance Verification:</p>	<p>CDD review and approval of construction documents; verification by contractor, County coroner, and Building Inspection Division.</p>

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