

Mitigation Monitoring Program
County File #MS18-0008/RZ19-3249

2350 Norris Canyon Road
San Ramon, CA 94583

August 1, 2019

SECTION 1: AESTHETICS

Potentially Significant Impacts: Except as provided in Public Resources Code Section 21099, the project could potentially a) have a substantial adverse effect on a scenic vista, b) substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway, and c) substantially degrade the existing visual character or quality of the site and its surroundings.

Mitigation Measures:

Aesthetics-1 (AES-1): Prior to recordation of the parcel map, the project sponsor shall identify a building envelope on Parcel B, subject to the review and approval of CDD. This building envelope shall be limited to two acres in total area and shall be located in such a way as to minimize visual impacts as viewed from Norris Canyon Road.

Aesthetics-2 (AES-2): Prior to the submittal of building permits on Parcel B, the project sponsor shall submit the proposed plans for the review and approval of CDD. In addition to architectural plans for the development, the plans shall include screening elements to minimize visual impacts from neighboring properties and visual impacts as viewed from Norris Canyon Road.

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 review and approval of construction documents, and verification in field by Building Inspection Division.

SECTION 5: BIOLOGICAL RESOURCES

Potentially Significant Impact: Construction activities on the project site could (a) have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service

Mitigation Measures:

Biology 1 (BIO-1): Prior to the submittal of building permits or any ground disturbance activities, the project sponsor shall employ a biologist familiar with State- and Federally-protected wildlife and plant species native to the Contra Costa County area shall conduct a preconstruction survey to assess the site's biological resources. This study shall identify all protected wildlife and plant species and provide mitigation measures to preserve these resources. These mitigation measures shall be implemented by the project sponsor and be monitored by the consulting biologist throughout construction of the project.

Abbreviations:

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Biology 2 (BIO-2): The following general avoidance and minimization measures shall be implemented throughout the construction activities to avoid potential impacts to sensitive biological resources.

1. All staging, maintenance, and storage of construction equipment will be performed in a manner to preclude any direct or indirect discharge of fuel, oil, or other petroleum products into waters of the U.S./State. No other debris, rubbish, creosote-treated wood, soil, silt, sand, cement, concrete or washings thereof, or other construction-related materials or wastes will be allowed to enter into or be placed where they may be washed by rainfall or runoff into waters of the U.S./State. All such debris and waste shall be picked-up daily and properly disposed of at an appropriate site.
2. All food-related trash items such as wrappers, cans, bottles, and food scraps will be disposed of in closed containers and removed at least once a day from the project site.
3. No firearms will be allowed on the project site except for those carried by authorized security personnel, or local, State, or Federal law enforcement officials.
4. Project personnel shall not have dogs or cats in the project area.
5. Project personnel will not be permitted to smoke in the project area.
6. No pesticides of any kind will be used on the project site at any time during project implementation.
7. No equipment will be operated in areas of flowing or standing water. No fueling, cleaning, or maintenance of vehicles or equipment will take place within any areas where an accidental discharge to waters of the U.S./State waters may occur.
8. All equipment including excavators, trucks, hand tools, etc., that may have come in contact with invasive plants or the seeds of these plants, will be carefully cleaned before arriving on the site and shall also be carefully cleaned before removal from the site to prevent spread of these plants.
9. Disturbance or removal of vegetation will not exceed the minimum necessary to complete construction.
10. To minimize harassment, injury, death, and harm in the form of temporary habitat disturbances, all project-related vehicle traffic will be restricted to established roads, construction areas, equipment staging, parking, and stockpile areas.

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11. Along the length of the onsite portion of San Catanio Creek, the work area will be delineated with orange silt fencing in order to minimize impacts to habitat beyond the work limit. This fencing will remain in place until all ground moving operations have ceased. Orange cyclone fencing, or other materials that can entrap small amphibians and reptiles and other small wildlife species, will not be used.
12. For each onsite tree proposed for preservation, a root protection zone will be established, extending from the trunk to the dripline (the outer extent of the tree canopy). This root protection zone will be fenced off from the work area with construction fencing in order to protect the preserved trees from inadvertent damage due to ground moving, compaction, and/or limb removal within the footprint of the dripline.

Implementing Action:	COA
Timing of Verification:	Prior to submittal of building permits and during construction activities.
Responsible Department or Agency:	Project proponent and DCD.
Compliance Verification:	Submit biological report to DCD for review and approval, and verification in the 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 Measures:

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 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 7: GEOLOGY AND SOILS

Potentially Significant Impact: Construction activities on the project site could (a) expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: (iii) seismic-related ground failure, including liquefaction, (iv) landslides, (b) result in substantial soil erosion or the loss of topsoil, (c) be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse, (d) be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property, and (f) directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Mitigation Measures:

Geology 1 (GEO-1): At least 60 days prior to the issuance of a grading or building permit, whichever occurs first, the applicant shall submit a geology, soil, and foundation report that meets the requirements of Subdivision Ordinance Section 94-4.420 for review by the County Peer Review Geologist, and review and approval by the CDD. Improvement, grading, and building plans shall carry out the recommendations of the approved report. This report shall include evaluation of: (i) based on adequate subsurface exploration, laboratory testing and engineering analysis, the required investigation shall include evaluation of potential hazards and provide appropriate recommendations to mitigate any significant hazards that are confirmed to be present (i.e. landslide, liquefaction, slope creep, expansive and corrosive soils). Detailed design recommendations shall be provided, including (ii) clearing and grading (iii) residential driveway design, (iii) residential foundation design, (iv) drainage, (v) C.3 basin design/construction, (vi) undergrounding of utilities (particularly within landslide areas), and (vii) operative California Building Code seismic design parameters.

Geology 2 (GEO-2): During site grading, drainage and foundation-related work, the project geotechnical engineer shall provide observation and testing services to ensure that the construction is in compliance with recommendations in the approved geotechnical report. 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 shall be presented in a final geotechnical report, to be submitted to the County and kept on file.

Geology 3 (GEO-3): Prior to recording the Parcel Map, the applicant shall submit a deed disclosure related to the potential ground failure hazards (liquefaction and landslide), and shall include complete bibliographic citation to the 2000 and 2003 Geologic Feasibility Investigations of Berlogar Geotechnical Consultants, indicate where a copy of these reports can be accessed. Submit a draft of the proposed language to be used in the Deed Disclosure for review and approval by CDD. This review shall be for the purpose that the language used adequately characterizes the hazard posed by ground failure and adverse soils conditions. Following approval of the language, that applicant shall record the deed disclosure and shall provide a copy of the recorded deed disclosure to the CDD.

Geology 4: At the time of application for a building or grading permit, whichever occurs first, 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 recordation of the Parcel Map, prior to issuance of building permits, and during construction activities.

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Responsible Department or Agency:	Project proponent, DCD and Building Inspection Division.
Compliance Verification:	Submit required geotechnical reports and plans to DCD for review and approval, and verification in the field by Building Inspection Division.

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.

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. 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.
4. 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)

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<ul style="list-style-type: none"> ○ 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:	CDD and Building Inspection's ongoing monitoring of project compliance.

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
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.

SECTION 20: WILDFIRE

Potentially Significant Impact: Construction activities on the project site could (d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Mitigation Measures:

As discussed in Geology Section 7(iv), the two BGC investigations focused on potential geologic risks associated with future development of a single-family residence(s) within their study area, which included both of the proposed parcels that are the subject of MS18-0008. The conclusions and recommendations of BGC are intended to provide general recommendations to guide the owner/ future developer. Further geotechnical analysis would be required prior to the construction of a single-family residence on the proposed parcels. Upon review of the two BGC investigations, DMA concluded that there would be a potentially significant impact due to landslides. Consequently, the applicant is required to implement mitigation measures **Geology 1, 2 and 3**. Implementation of these mitigation measures would reduce the potential to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes to a less than significant level.

Implementing Action:	COA
Timing of Verification:	Prior to recordation of the Parcel Map, prior to issuance of building permits, and during construction activities.
Responsible Department or Agency:	Project proponent, DCD and Building Inspection Division.
Compliance Verification:	Submit required geotechnical reports and plans to DCD for review and approval, and verification in the field by Building Inspection Division.

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