

**Mitigation Monitoring and Reporting Program
County File #CDS21-09588**

**Pullman Avenue and Fairview Avenue
Bay Point, CA 94565**

July 29, 2022

SECTION 1: AESTHETICS

Impact AES-4: New exterior lighting from the project site could adversely affect nighttime views in the area.

AES-4: Exterior Lighting: Proposed exterior lighting shall be directed downward and away from adjacent properties and public/private right-of-way to prevent glare or excessive light spillover.

Implementing Action:	COA
Timing of Verification:	Prior to, during, and post construction.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	If proposed, include on construction plan set for CDD review.

SECTION 2: AIR QUALITY

Impact AIR-2: Exhaust emissions and particulate matter produced by construction activities related to the project may cause exposure of the public or sensitive receptors to significant amounts of pollutants.

Mitigation Measure AIR-2: The following Bay Area Air Quality Management District, Basic Construction mitigation measures shall be implemented during project construction and shall be stated on the face of all construction plans:

- A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- D. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified visible emissions evaluator.
- H. The applicant shall post a publicly visible sign with the developer/project manager’s name and telephone number 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 and during construction.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Include on construction plan set for CDD review.

SECTION 3: CULTURAL RESOURCES

Impact CUL-1: Subsurface construction activities could have the potential to damage previously undiscovered historical resources.

Mitigation Measure CUL-1: If during the course of construction activities there is accidental discovery, the following steps shall be taken and included on the face all construction plans:

All construction personnel, including operators of equipment involved in grading, or trenching activities will be advised of the need to immediately stop work if they observe any indications of the presence of an unanticipated cultural resource discovery (e.g. wood, stone, foundations, and other structural remains; debris-filled wells or privies; deposits of wood, glass, ceramics). If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery shall be redirected and a qualified archaeologist contacted to evaluate the finds and, if necessary, develop appropriate treatment measures in consultation with the appropriate County and other agencies.

If the deposits are not eligible, avoidance is not necessary. If eligible, deposits 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 NWIC and appropriate Contra Costa County agencies.

Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Include on construction plan set and submittal of archaeologist report in the event of a find, for CDD review.

Impact CUL-2: Subsurface construction activities may have a significant impact to previously undiscovered archaeological resources.

See **Mitigation Measure CUL-1.**

Impact CUL-3: Project activities could have the potential to significantly impact previously undiscovered human remains.

Mitigation Measure CULT-3: If during the course of construction activities there is accidental discovery or recognition of any human remains, the following steps shall be taken and included on the face of all construction plans:

If human remains are encountered, work within 50 feet of the discovery shall be redirected and the County Coroner notified immediately. At the same time, an archaeologist shall 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. The MLD will work with the Applicant and a qualified archaeologist to determine the proper treatment of the human remains and any associated funerary objects. Construction activities will not resume until either the human remains are exhumed, or the remains are avoided via project construction design change.

Upon completion of the assessment by an archaeologist, 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 initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Include on construction plan set and submittal of archaeologist report in the event of a find, for CDD review.

SECTION 4: GEOLOGY/SOILS

Impact GEO-1: The geotechnical investigation concludes there is a 20 ft. thick non-liquifiable cap that will protect the proposed residential project from ground failure associated with liquefaction that has been forecasted at depths ranging between 21.3 to 49.1 ft. below the grounds surface. The cap itself contains sand beds that are deemed to be non-liquefiable based on the Cone Penetration Test (CPT)

Abbreviations:

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

Mitigation Monitoring and Reporting Program
CDS21-09588
Page 4 of 9

logs. The forecasted estimates of settlement associated with liquefaction were based on engineering properties of the alluvial deposits penetrated in CPT-1 and CPT-3. Additional evaluation of liquefaction potential is warranted to address the following:

- Analysis of liquefaction potential of the alluvial deposits penetrated by CPT-2.
- On the basis of CPT data alone, the sand beds within the non-liquefiable cap were considered to be too cohesive or too dense to liquefy. Best evidence would be logging of at least three auger borings, recording Standard Penetration Testing (SPT) blow counts, determining the depth to the water table, sampling of sands, and laboratory testing (i.e., moisture content, dry density, gradation, etc.), followed by and evaluation of liquefaction potential using an SPT methodology compliant with standards for projects located in the Seismic Hazard Zone. This approach would provide additional data to confirm/ modify the consultant’s preliminary interpretation of cap thickness.

Mitigation Measure GEO-1a: Prior to recordation of the final map, the applicant shall provide an updated geotechnical report for the review and approval by the County’s Geologist and the Department of Conservation and Development, Community Development Division (CDD). The scope of the geotechnical update report shall include logging of a minimum of at least three auger borings that are approximately 25 ft. deep, each. Provide adequate data on the engineering properties of the sand layers within the non-liquefiable cap (i.e., within approximately 20 ft. of the ground surface). If this screening investigation encountered sands that were considered to be possible candidates for liquefaction, the liquefaction potential of this cap sands shall be performed.

Implementing Action:	COA
Timing of Verification:	Prior to the recordation of the final map.
Responsible Department, Agency, or Party:	Project Geologist, County Geologist, and CDD.
Compliance Verification:	Submittal of updated Geotech report for CDD and County Geologist review.

Mitigation Measure GEO-1b: Prior to recordation of the final map, the applicant shall provide evaluation liquefaction potential of sands penetrated in CPT-2. Additionally, estimate the amount of dry consolidation settlement for CPT-2.

Implementing Action:	COA
Timing of Verification:	Prior to the recordation of the final map.
Responsible Department, Agency, or Party:	Project Geologist, County Geologist, and CDD.
Compliance Verification:	Submittal of evaluation report for CDD and County Geologist review.

Impact GEO-2: The geotechnical report prepared for the project presented laboratory test data indicating the surface soils are expansive.	
Mitigation Measure GEO-2: The applicant shall provide additional design details on the mitigation of expansive soils (i.e., recommendations) addressing (a) thickness of the import fill material on building pads, (b) the project geotechnical engineer shall approve any import brought to the site, (c) the import shall not be more expansive or more corrosive than the native soils on the site, (d) specify the final grades recommended within approximately 3 ft. of the foundation to achieve compliance with the intent of the geotechnical engineers recommendation that positive drainage be provided to direct water away from the foundation, and (e) include a report from the corrosion protection engineer as an appendix to the Updated Geotechnical Report. It shall include test results; analysis of the data gathered and provide design recommendations to mitigate the hazard posed by corrosive soils.	
Implementing Action:	COA
Timing of Verification:	Prior to the issuance of a grading permit.
Responsible Department, Agency, or Party:	Project Geologist, County Geologist, and CDD.
Compliance Verification:	Submittal of Updated Geotechnical Report for CDD and County Geologist review.
Impact GEO-3: The Geotechnical Report prepared presented laboratory test data indicating potential corrosion of soils.	
Mitigation Measure GEO-3a: The Updated Geotechnical Report shall include a citation to the project plans and shall comment on their compliance with geotechnical recommendations and specifications.	
Implementing Action:	COA
Timing of Verification:	Prior to the recordation of the final map or grading.
Responsible Department, Agency, or Party:	Project Geologist, County Geologist, and CDD.
Compliance Verification:	Submittal of Updated Geotechnical Report and provide construction plan set for CDD and County Geologist review.
Mitigation Measure GEO-3b: The Updated Geotechnical Report shall comment on grading and drainage plans for the project, including the citing and design of the Stormwater C.3 basins. If they are available, provide comments on the foundation plans and associated exhibits.	
Implementing Action:	COA
Timing of Verification:	Prior to the issuance of a grading permit.
Responsible Department, Agency, or Party:	Project Geologist, County Geologist, and CDD.

Abbreviations:

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Mitigation Monitoring and Reporting Program
CDS21-09588
Page 6 of 9

Compliance Verification:	Submittal of an Updated Geotechnical Report and provide construction plan set for CDD and County Geologist review.
Mitigation Measure GEO-3c: The project geotechnical engineer shall provide adequate observation services to confirm that their foundation, final grading, and drainage recommendations have been implemented, as well as backfilling of utility trenches and construction of the private roads and flatwork.	
Implementing Action:	COA
Timing of Verification:	Prior to the issuance of a grading permit and during grading activities.
Responsible Department, Agency, or Party:	Project Geologist, County Geologist, and CDD.
Compliance Verification:	Submittal of observation report and provide construction plan set for CDD and County Geologist review.
Impact GEO-4: Unexpected discovery or find may occur during the construction phase of the project.	
Mitigation Measure GEO-4: <i>The following General Notes shall be placed on Sheets that show drainage improvements and utility improvements.</i> <ul style="list-style-type: none"> • The underground/ grading contractor shall provide a minimum of 24-hour notice to the entity charged with providing the monitoring services. • The entity that is providing the monitoring service shall be identified (name of firm, mailing address, phone number, and email). 	
Implementing Action:	COA
Timing of Verification:	Throughout grading and project, review of information submitted.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Include on drainage improvement and utility improvement plan set for CDD review.
SECTION 5: NOISE	
Impact NOISE-1: Construction related activities could generate a temporary increase in ambient noise levels in the vicinity of 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. <ol style="list-style-type: none"> 1. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, 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)
- Cesar Chavez Day (State)
- Memorial Day (State and Federal)
- Juneteenth National Independence Holiday (Federal)
- Independence Day (State and Federal)
- Labor Day (State and Federal)
- Columbus Day (Federal)
- Veterans Day (State and Federal)
- Thanksgiving Day (State and Federal)
- Day after Thanksgiving (State)
- Christmas Day (State and Federal)

For specific details on the actual day the State and Federal holidays occur, please visit the following websites:

Federal Holidays: [Federal Holidays \(opm.gov\)](http://www.opm.gov)
 California Holidays: <http://www.ftb.ca.gov/aboutftb/holidays.shtml>

2. 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.
3. 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.
4. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours shall be limited to weekdays between the hours of 9:00 A.M. and 4:00 P.M. and prohibited on State and Federal holidays.

Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project Proponent and CDD.
Compliance Verification:	Include on construction plan set for CDD review.

SECTION 6: TRIBAL CULTURAL RESOURCES

Impact TRIBAL CUL-1: The project could cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). The expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources.

See **Mitigation Measure CUL-1.**

Impact TRIBAL CUL-1: The project could potentially significant impact related to historic resources.

See **Mitigation Measure CUL-1.**