

**Mitigation Monitoring and Reporting Program
for the
Del Hombre Apartments Project
Draft Environmental Impact Report
Contra Costa County, California**

Prepared for:
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PREFACE

Pursuant to Public Resources Code Section 21081.6, Contra Costa County (lead agency) hereby finds that the mitigation measures set forth in the Mitigation Monitoring and Reporting Program (MMRP) will reduce or avoid the potentially significant impacts of the project to the extent feasible for the reasons described in the Environmental Impact Report (EIR) and administrative record. The lead agency intends for each of the mitigation measures to be adopted as recommended in the EIR. In the event of any inconsistencies between the mitigation measures set forth in the EIR and the MMRP, the MMRP shall control.

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Table 1: Del Hombre Apartments Project Mitigation Monitoring and Reporting Program

Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initial
Section 3.1—Aesthetics						
Impact AES-4: The project could create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	MM 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.	Incorporation into design review submittal documents for the Contra Costa County Department of Conservation and Development, Community Development Division (CDD)	Prior to issuance of building permit	Contra Costa County Department of Conservation and Development, CDD		
Section 3.2—Air Quality						
Impact AIR-2: The project could result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment under an applicable federal or State ambient air quality standard.	MM AIR-2: Implement BAAQMD Best Management Practices (BMP) During Construction During construction, the following BMPs, as recommended by the BAAQMD, shall be implemented and stated on the face of the construction plans: <ul style="list-style-type: none"> Exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or more as needed. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 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. 	Incorporation into project construction documents; submittal of proof of implementation of BMPs during construction	Prior to construction Prior to issuance of occupancy permit	Contra Costa County Department of Conservation and Development, CDD		

Table 1 (cont.): Del Hombre Apartments Project Mitigation Monitoring and Reporting Program

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	<ul style="list-style-type: none"> • All vehicle speeds on unpaved roads and surfaces shall be limited to 15 miles per hour. • All roadways, driveways, and sidewalks shall be paved as soon as possible. • 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. Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. • A publicly visible sign shall be posted with the telephone number and person to contact both at Contra Costa County and at the office of the General Contractor regarding dust complaints. This person shall respond and take corrective action within 2 business days of a complaint or issue notification. The BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations. 					

Table 1 (cont.): Del Hombre Apartments Project Mitigation Monitoring and Reporting Program

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<p>Impact AIR-3: The project would expose sensitive receptors to substantial pollutant concentrations.</p>	<p>Implement MM AIR-2 and the following: MM AIR-3: Use Construction Equipment That Meets Tier IV Interim Off-road Emission Standards During construction activities, all off-road equipment with diesel engines greater than 50 horsepower shall meet either United States Environmental Protection Agency or California Air Resources Board Tier IV Interim off-road emission standards. The construction contractor shall maintain records concerning its efforts to comply with this requirement, including equipment lists. Off-road equipment descriptions and information may include but are not limited to equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number.</p>	<p>Incorporation into bid documents; on-site inspection</p>	<p>Prior to issuance of building permit; prior to any fuel powered grading or construction activities</p>	<p>Contra Costa County Department of Conservation and Development, CDD</p>		
<p>Section 3.3—Biological Resources</p>						
<p>Impact BIO-1: The project could have a substantial adverse effect, either directly or through habitat modifications, on 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 Wildlife or U.S. Fish and Wildlife Service.</p>	<p>MM BIO-1a: Conduct Pre-construction Special-status Bat Surveys The following measures shall be implemented prior to demolition, construction activities, or tree removal:</p> <ul style="list-style-type: none"> • A qualified wildlife Biologist shall conduct surveys for special-status bats during the appropriate time of day to maximize detectability to determine if bat species are roosting near the work area no less 	<p>Qualified biologist’s pre-construction survey results and submittal of survey documents to the CDD for review and approval; on-site inspection/monito</p>	<p>Prior to demolition, construction, or tree removal</p>	<p>Qualified biologist contracted by project applicant reporting to Contra Costa County Department of Conservation</p>		

Table 1 (cont.): Del Hombree Apartments Project Mitigation Monitoring and Reporting Program

Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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	<p>than 7 days and no more than 14 days prior to tree removal, beginning ground disturbance and/or construction. Survey methodology may include visual surveys of bats (e.g., observation of bats during foraging period), inspection for suitable habitat, bat sign (e.g., guano), or use of ultrasonic detectors (Anabat, etc.). Visual surveys shall include trees within 0.25 mile of project construction activities. The type of survey will depend on the condition of the potential roosting habitat. If no bat roosts are found, then no further study is required.</p> <ul style="list-style-type: none"> • If evidence of bat use is observed, the number and species of bats using the roost will be determined. Bat detectors may be used to supplement survey efforts. • If roosts are determined to be present and must be removed, the bats shall be excluded from the roosting site before the facility is removed. A mitigation program addressing compensation, exclusion methods, and roost removal procedures shall be developed prior to implementation. Exclusion methods may include use of one-way doors at roost entrances (bats may leave but cannot reenter), or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted 	<p>ring by the qualified biologist if survey results determine bat species are roosting</p>		<p>and Development, CDD</p>		

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Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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	<p>during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young).</p> <ul style="list-style-type: none"> If roosts cannot be avoided or it is determined that construction activities may cause roost abandonment, such activities shall not commence until permanent, elevated bat houses have been installed outside of, but near the construction area. Placement and height shall be determined by a qualified wildlife Biologist, but the height of the bat house will be at least 15 feet. Bat houses will be multi-chambered and will be purchased or constructed in accordance with CDFW standards. The number of bat houses required will be dependent upon the size and number of colonies found, but at least one bat house will be installed for each pair of bats (if occurring individually), or of sufficient number to accommodate each colony of bats to be relocated. 					
	<p>MM BIO-1b: Avoid Active Migratory Bird Nests and Bat Roosts During Construction The following measures shall be implemented for construction work during the nesting season (February 15 through August 31):</p> <ul style="list-style-type: none"> If construction or tree removal is proposed during the breeding/nesting season for migratory birds (typically February 15 through August 31), a qualified Biologist 	Qualified biologist’s pre-construction survey results and submittal of survey documents to the CDD for review and approval; on-site	Prior to construction activities and tree removal during nesting season (February 15 through August 31)	Qualified biologist contracted by project applicant reporting to Contra Costa County Department of		

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Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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	<p>shall conduct pre-construction surveys for northern harrier, pallid bat, Townsend’s big-ear bat, and other migratory birds within the construction area, including a survey buffer determined by a qualified Biologist based on professional experience, no more than 14 days prior to the start of ground disturbing activities in the construction area.</p> <ul style="list-style-type: none"> • If an active nest is located during pre-construction surveys, USFWS and/or CDFW (as appropriate) shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or a qualified Biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and 50-foot radius around an active migratory bird nest) or alteration of the construction schedule. • A qualified Biologist shall delineate the buffer using nest buffer signs, ESA fencing, pin flags, and or flagging tape. The buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently. 	inspection/monitoring by the qualified biologist if survey results determine bat species are roosting		Conservation and Development, CDD; USFWS and/or CDFW (as appropriate)		

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Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>Impact BIO-5: The project could conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p>	<p>MM BIO-5a: Prepare and Implement a Tree Replacement Plan A Tree Replacement Plan shall be submitted to and approved by Contra Costa County Department of Conservation and Development prior to the removal of trees, and/or prior to issuance of a demolition or grading permit. The Tree Replacement Plan shall designate the approximate location, number, and sizes of trees to be planted. Trees shall be planted prior to requesting a final inspection of the building permit.</p>	<p>CDD’s review and approval of Tree Replacement Plan</p>	<p>Prior to tree removal and/or issuance of demolition or grading permits; prior to final inspection of building permit</p>	<p>Contra Costa County Department of Conservation and Development, CDD</p>		
	<p>MM BIO-5b: Implement Tree Protection Guidelines During Construction Tree protection guidelines shall be implemented during construction through the clearing, grading, and construction phases as outlined in the arborist report prepared by HortScience dated May 9, 2019 and shall be stated on the face of the construction plans.</p>	<p>Incorporation into project design and construction documents; on-site inspection of construction site by project arborist</p>	<p>Prior to tree pruning and grading and during clearing, grading, and construction</p>	<p>Project arborist contracted by project applicant reporting to Contra Costa County Department of Conservation and Development, CDD</p>		

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Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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Section 3.4—Cultural Resources						
<p>Impact CUL-1: The project could cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.</p>	<p>MM CUL-1: Stop Construction Upon Encountering Historical or Archeological Materials An archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology should inspect the site once grubbing and clearing are complete, and prior to any grading or trenching into previously undisturbed soils. This may be followed by regular periodic or “spot-check” historic and archaeological monitoring during ground disturbance as needed, but full-time archaeological monitoring is not required at this time. In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers should avoid altering the materials until an archaeologist has evaluated the situation. The project applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. The archaeologist shall make recommendations concerning</p>	<p>Qualified archaeologist’s on-site inspection(s); provision of Section 15064.5 permit(s); copy of DPR 523 forms; archeologist’s submittal of findings and documentation; project applicant to notify CDD if historical or archeological materials are encountered</p>	<p>After grubbing and clearing, but prior to grading or trenching; regularly during ground disturbance as needed</p>	<p>Archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology (contracted by project applicant, reporting to Contra Costa County Department of Conservation and Development, CDD); Contra Costa County Department of Conservation and Development, CDD</p>		

Table 1 (cont.): Del Hombro Apartments Project Mitigation Monitoring and Reporting Program

Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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	appropriate measures that will be implemented to protect the resource, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Any previously undiscovered resources found during construction within the project site shall be recorded on appropriate California DPR 523 forms and shall be submitted to Contra Costa County Department of Conservation and Development, the Northwest Information Center, and the State Historic Preservation Office, as required.					
Impact CUL-2: The project could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.	Implement MM CUL-1	See MM CUL-1 for method, timing, and entity responsible for verification				
Impact CUL-3: The project could disturb human remains, including those interred outside of formal cemeteries.	<p>MM CUL-3: Stop Construction Upon Encountering Human Remains</p> <p>If during the course of construction activities there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> 1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC 	Project applicant to notify CDD if human remains are encountered; County Coroner contacts NAHC and submits NAHC correspondence to CDD	During construction in the event human remains are discovered	Project applicant; Contra Costa County Office of the Sheriff; Coroner’s Division; NAHC; Contra Costa County Department of Conservation and Development, CDD;		

Table 1 (cont.): Del Hombree Apartments Project Mitigation Monitoring and Reporting Program

Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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	<p>shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resource Code Section 5097.98.</p> <p>2. Where the following conditions occur, the landowner or his or her authorized representative shall reburial the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance:</p> <ul style="list-style-type: none"> • The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation. • The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner. <p>Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains:</p>					

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	<ul style="list-style-type: none"> When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code Section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American Burials with the appropriate Native Americans as identified by the Native American Heritage Commission. 					
Section 3.6—Geology and Soils						
<p>Impact GEO-1: The project could directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:</p> <ul style="list-style-type: none"> i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking. iii) Seismic-related ground failure, including liquefaction. iv) Landslides. 	<p>MM GEO-1: Submittal of a Design-Level Geotechnical Report</p> <p>At least 60 days prior to issuance of construction permits or installation of utility improvements, the project applicant shall submit a design-level geotechnical report that provides geotechnical recommendations for the project based on adequate subsurface exploration, laboratory testing, and engineering analysis. The design-level geotechnical report shall address the following:</p> <ul style="list-style-type: none"> • Grading, including removal of existing undocumented fill • Consolidation settlement • Analysis of liquefaction potential, including estimating total settlement and 	<p>Submittal of design-level geotechnical report for the CDD and County Geologist’s review and approval; approval of final grading, drainage, and foundation plans by the County Geologist, Grading Inspection Division;</p> <p>on-site monitoring and inspection</p>	<p>At least 60 days prior to issuance of construction permits or at least 60 days prior installation of utility improvements; prior to issuance of building permits</p>	<p>Contra Costa County Department of Conservation and Development, CDD; County Geologist, Grading Inspection Division;</p> <p>project’s Geotechnical</p>		

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	<p>differential settlement and surface manifestation of liquefaction</p> <ul style="list-style-type: none"> • Foundation design • Measures to protect improvements from relatively shallow water table • Further evaluation of expansive soils and corrosion potential of soils, including measures to protect improvements that are in contact with the ground from this hazard • Exploration, testing, and engineering analysis to provide recommendations pertaining to foundation design, including retaining walls and pavement design • Evaluation of the drainage design • Address temporary shoring and support of excavations • Provide updated California Building Code seismic parameters • Outline recommended geotechnical monitoring <p>Prior to issuance of building permits, the project Geotechnical Engineer shall review construction drawings to ensure that the grading, drainage, and foundation plans are consistent with recommendations and specifications in the design level geotechnical report.</p> <p>All grading, excavation and filling shall be conducted during the period of April 15</p>			Engineer (contracted by project applicant, reporting to Contra Costa County Department of Conservation and Development, CDD)		

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Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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	<p>through October 15 only, and all areas of exposed soils shall be revegetated to minimize erosion and subsequent sedimentation. After October 15, only erosion control work shall be allowed by the grading permit. Any modification to the above schedule shall be subject to review by the Grading Inspection Section, and the review and approval of the Department of Conservation and Development, Community Development Division.</p> <p>A hold shall be placed on the “final” grading inspection, pending submittal of a report from the project Geotechnical Engineer that documents their observation and testing services during construction. Similarly, a hold shall be placed on the final building inspection until the Geotechnical Engineer submits a report documenting the monitoring services provided and implementation of all applicable recommendations. The final grading and construction plans for the project shall be reviewed by the project Geotechnical Engineer. Grading and construction activities shall meet the requirements of the recommendations included in the design-level geotechnical study.</p>					

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Impact GEO-3: The project could 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.	Implement MM GEO-1	See MM GEO-1 for method, timing, and entity responsible for verification				
Impact GEO-4: The project could be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property.	Implement MM GEO-1	See MM GEO-1 for method, timing, and entity responsible for verification				
Impact GEO-6: The project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	MM GEO-6: Stop Construction Upon Encountering Paleontological Materials A qualified paleontological monitor (as defined by the Society of Vertebrate Paleontology) retained by the project proponent shall be present during all phases of ground disturbance in excess of 15 feet below the existing ground surface or to the depth of Pleistocene deposits, whichever is greater. The role of the paleontological monitor shall be limited to monitoring of known or inferred Pleistocene deposits. This may be followed by regular periodic or “spot-check” paleontological monitoring during ground disturbance as needed, but full-time monitoring is not required at this time. In the event that Pleistocene fossils or fossil-bearing deposits are discovered during construction activities, excavations within a 100-foot radius of the find shall be temporarily halted or	A qualified paleontological monitor will review construction specifications; data recovery plan submitted to CDD; on-site inspection/monitoring	During all excavations that exceed 15 feet below the existing ground surface or to the depth of Pleistocene deposits, whichever is greater	Project’s qualified paleontological monitor (as defined by the Society of Vertebrate Paleontology) contracted by project applicant reporting to Contra Costa County Department of Conservation and Development, CDD		

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	<p>diverted. The applicant’s construction contractor shall notify a qualified paleontologist to examine the discovery, and shall notify the Department of Conservation and Development within 24 hours of the discovery. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall document the discovery as needed in accordance with Society of Vertebrate Paleontology standards and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction activities are allowed to resume at the location of the find. If the applicant determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of construction activities on the discovery. The plan shall be submitted to the Department of Conservation and Development, Community Development Division for review and approval prior to implementation. The applicant shall adhere to the recommendations in the approved plan.</p>					

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Section 3.7—Greenhouse Gas Emissions						
Impact GHG-2: Implementation of the project would not conflict with any applicable plan, policy, or regulation of an agency adopted to reduce the emissions of greenhouse gases.	MM GHG-2: Prepare Climate Action Plan (CAP) Development Checklist Prior to issuance of building permits, the applicant shall prepare and submit a CAP Development Checklist completed for the project to the County of Contra Costa that demonstrates to the County’s satisfaction that project would be constructed and operated to be consistent with measures required in the CAP Development Checklist.	Submittal of the County’s CAP Development Checklist for the review and approval of CDD	Prior to issuance of building permits	Contra Costa County Department of Conservation and Development, CDD		
Section 3.8—Hazards and Hazardous Materials						
Impact HAZ-1: The project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	MM HAZ-1: Conduct Asbestos and Lead Surveys Prior to Demolition Prior to the issuance of demolition permits for the two existing residences and associated structures, the applicant shall retain a licensed professional to conduct asbestos and lead paint surveys. These surveys shall be conducted prior to the disturbance or removal of any suspect asbestos-containing materials and lead-based paint, and these materials shall be characterized for asbestos and lead by a reliable method. All activities involving asbestos-containing materials and lead-based paint shall be conducted in accordance with governmental regulations, and all removal shall be conducted by properly licensed abatement contractors.	Qualified licensed professional to conduct asbestos and lead surveys submitted to CDD	Prior to issuance of demolition permits for the two existing residences and associated structures	Contra Costa County Department of Conservation and Development, CDD		

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Section 3.9—Hydrology and Water Quality						
<p>Impact HYD-3: The project could substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</p> <ul style="list-style-type: none"> i) result in substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows? 	<p>MM HYD-3: Prepare Drainage Plan Prior to Grading</p> <ul style="list-style-type: none"> • In accordance with Division 914 of the Ordinance Code, the project applicant shall collect and convey all stormwater entering and/or originating on this property, without diversion and within an adequate storm drainage facility, to a natural watercourse having definable bed and banks, or to an existing adequate public storm drainage system that conveys the stormwater to a natural watercourse. Any proposed diversions of the watershed shall be subject to hearing body approval. Prior to issuance of a grading permit, the applicant shall submit improvement plans for proposed drainage improvements, and a drainage report with hydrology and hydraulic calculations to the Engineering Services Division of the Public Works Department for review and approval that demonstrates the adequacy of the in-tract drainage system and the downstream drainage system. The applicant shall verify the adequacy at any downstream drainage facility accepting stormwater from this project between the site and the outfall of the downstream storm drain system to the Walnut Creek Channel prior to discharging runoff. If the downstream system(s) is not adequate to 	<p>Submit drainage improvement plans and a drainage report; submit Final Stormwater Control Plan and an O+M Plan for Contra Costa County Public Works Department, Engineering Services Division (PW)’s review and approval</p>	<p>Prior to issuance of grading permit; prior to issuance of building permit</p>	<p>Contra Costa County Public Works Department</p>		

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	<p>handle the Existing Plus Project condition for the required design storm, improvements shall be constructed to make the system adequate. The applicant shall obtain access rights to make any necessary improvements to off-site facilities.</p> <ul style="list-style-type: none"> • Comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards (San Francisco Bay—Region II); and • Submit a Final Stormwater Control Plan and a Stormwater Control Operation and Maintenance Plan (O+M Plan) to the Public Works Department, which shall be reviewed for compliance with the County’s National Pollutant Discharge Elimination System (NPDES) Permit and shall be deemed consistent with the County’s Stormwater Management and Discharge Control Ordinance (Division 1014) prior to issuance of a building permit. Improvement Plans shall be reviewed to verify consistency with the Final Stormwater Control Plan and compliance with Provision C.3 of the County’s NPDES Permit and the County’s Stormwater Management and Discharge Control Ordinance (Division 1014). 					

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Section 3.11—Noise						
<p>Impact NOI-1: The project would generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p>	<p>MM NOI-1: Implement Noise-reduction Measures During Construction To reduce potential construction noise impacts, the following multi-part mitigation measure shall be implemented for the project and shall be stated on the face of the construction plans:</p> <ul style="list-style-type: none"> • The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment. • The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited. • The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists. • At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences. • The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible 	CDD to verify construction plans	Prior to issuance of building permits;	Contra Costa County Department of Conservation and Development, CDD		

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Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initial
	distance between the staging area and noise-sensitive receptors nearest the project site. <ul style="list-style-type: none"> Restrict noise-generating construction activities (including construction-related traffic, excluding interior work within the building once the building envelope is complete) at the project site and in areas adjacent to the project site to the hours of 7:30 a.m. to 5:00 p.m., Monday through Friday, unless otherwise approved by CDD, with no construction allowed on weekends, federal and State holidays. 					
Impact NOI-2: The project could cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	MM NOI-2: Install Mechanical Ventilation System To reduce potential traffic and BART noise impacts, prior to issuance of building permits, the applicant shall submit evidence to the satisfaction of the Department of Conservation and Development to demonstrate that the project includes a code compliant mechanical ventilation system that would permit windows to remain closed for prolonged periods.	Submit evidence of code compliant mechanical ventilation system to CDD and Building Inspection Division (BID)	Prior to issuance of building permits	Contra Costa County Department of Conservation and Development, CDD and BID		
Section 3.14—Recreation						
Impact REC-2: The project would include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.	Implement MM AIR-2, MM AIR-3, MM NOI-1, and MM TRANS-1a	See specific mitigation measures for method, timing, and entity responsible for verification				

Table 1 (cont.): Del Hombre Apartments Project Mitigation Monitoring and Reporting Program

Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initial
Section 3.15—Transportation						
<p>Impact TRANS-1: The project would conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.</p>	<p>MM TRANS-1a: Prepare and Implement Construction Traffic Control Plan Prior to issuance of building permits, the applicant shall prepare and submit a Construction Traffic Control Plan. The plan shall include the following items. The approved plan shall be implemented during construction.</p> <ul style="list-style-type: none"> • Project staging plan to maximize on-site storage of materials and equipment • Permitted construction hours • Location of construction staging • Identification of parking areas for construction employees, site visitors, and inspectors, including on-site locations • Provisions for street sweeping to remove construction related debris on public streets • A set of comprehensive traffic control measures including preparation of traffic control plans, as needed; scheduling of major truck trips and deliveries to avoid peak-hours; lane closure proceedings; signs, cones, and other warning devices for drivers; and designation of construction haul routes. • Survey of the pavement condition on roadways to be used as part of haul route prior to the commencement of any work on site. The survey shall include a video tape of the roadways. The applicant shall complete any remedial work prior to initiation of use and provide a bond assuring completion of 	<p>PW’s review and approval of Construction Traffic Control Plan; periodic on-site inspection</p>	<p>Prior to issuance of building permits; during construction</p>	<p>Contra Costa County Public Works Department</p>		

Table 1 (cont.): Del Hombree Apartments Project Mitigation Monitoring and Reporting Program

Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initial
	<p>the remediation work, the amount which shall be deemed sufficient by the Public Works Department.</p> <ul style="list-style-type: none"> The applicant shall provide a pavement analysis for those roads along the proposed haul routes or any alternate route(s) that are proposed to be utilized by hauling operation. This study shall analyze the existing pavement conditions and determine what impact the hauling operation will have over the construction period of the project. The study shall provide recommendations to mitigate identified impacts. 					
	<p>MM TRANS-1b: Implement Las Juntas Way Improvements Prior to Final Inspection Prior to requesting a final inspection, the following improvements shall be installed on Las Juntas Way between Coggins Drive and Del Hombree Lane:</p> <ul style="list-style-type: none"> The Iron Horse Trail crossing of Las Juntas Way shall be enhanced with one or more of the following measures, as approved by the Public Works Department: <ul style="list-style-type: none"> - Advance stop bars - Narrowed travel lanes - Curb extensions - Improved crosswalk lighting - A pedestrian/bicyclist actuated trail crossing warning device, - Other similar measures as approved by the Public Works Department. 	Identification on site circulation plans and site plan review and approval by PW	Prior to request for final site inspection	Contra Costa County Public Works Department		

Table 1 (cont.): Del Hombre Apartments Project Mitigation Monitoring and Reporting Program

Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initial
	<p>MM TRANS-1c: Relocate and Align Del Hombre Lane Crosswalk Prior to Construction Prior to requesting a final inspection, the project applicant shall install a crosswalk across Del Hombre Lane, with curb ramps on either end. The crosswalk’s eastern curb ramp shall be located south of the parking garage entry for the project and north of the corner of Del Hombre Lane and Honey Trail Lane. The applicant will work with the Public Works Department on the optimal location to serve pedestrians while minimizing impacts to existing trees on the west side of Del Hombre Lane.</p>	Identification on site circulation plans and site plan review and approval by PW; review project at buildout to confirm installation of crosswalk	Prior to requesting final inspection	Contra Costa County Public Works Department		
	<p>MM TRANS-1d: Prepare Pedestrian Path Design and Lighting Plan Prior to Construction Prior to issuance of building permits, the applicant shall prepare and submit plans to the Contra Costa County Public Works Department depicting street lighting along the project frontages to provide a lit pedestrian path of travel along the project frontage, connecting to the Iron Horse Trail. The approved plans shall be incorporated into the project.</p>	Identification on site circulation plans and site plan review and approval by PW	Prior to issuance of building permits	Contra Costa County Public Works Department		

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