

**Mitigation Monitoring and Reporting Program for the Oak Road
Townhouse Condominiums Project
Draft Environmental Impact Report
County File Numbers: CDRZ21-03258, CDSD21-09559, CDDP21-03001
Contra Costa County, California**

Prepared for:



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PREFACE

Pursuant to Public Resources Code Section 21081.6 and California Environmental Quality Act (CEQA) Guidelines Section 15097, 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 proposed project to the extent feasible for the reasons described in the Draft Environmental Impact Report (Draft EIR) and administrative record. The lead agency intends for each of the mitigation measures to be adopted as recommended in the Draft EIR. In the event of any inconsistencies between the mitigation measures set forth in the Draft EIR and the MMRP, the MMRP shall control.

This MMRP does not discuss those subjects that the environmental analysis demonstrates would result in less than significant impacts and for which no mitigation was proposed or necessary.

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Table 1: Oak Road Townhouse Condominiums Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
3.1 Aesthetics, Light, and Glare					
MM AES-4: Prepare Final Lighting Plan. At least 30 days prior to applying for a building permit, the applicant shall submit for review and approval by the Department of Conservation and Development, Community Development Division a Final Lighting Plan. Exterior lighting must be directed downward and away from adjacent properties and public/private right-of-way to prevent glare or excessive light spillover.	Submit Final Lighting Plan	At least 30 days prior to applying for building permit.	Contra Costa County Department of Conservation and Development; project applicant		
	On-site inspection	During construction			
3.2 Air Quality					
MM AIR-2: Apply Construction Best Management Practices. The contractor shall implement the following enhanced Best Management Practices (BMPs): <ol style="list-style-type: none"> During site preparation and grading, all exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. All visible mud or dirt tracked 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. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). 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. 	Incorporation into project construction documents	Prior to construction	Contra Costa County Department of Conservation and Development; project applicant; construction contractor		
	On-site inspection	During construction			
	Submittal of proof of implementation during construction	During construction			

<ol style="list-style-type: none"> 6. 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. 7. Post a publicly visible sign with the telephone number of the project manager to contact 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. 8. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph. 9. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity. 10. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established. 11. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time. 12. All trucks and equipment, including their tires, shall be washed off prior to leaving the site. 13. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6-to-12-inch compacted layer of wood chips, mulch, or gravel. 14. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than 1 percent. 15. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 2 minutes. Clear signage shall be provided for construction workers at all access points. 					
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<p>MM AIR-3: Selection of equipment during construction to minimize diesel particulate matter (DPM) emissions. The project shall implement the following:</p> <ol style="list-style-type: none"> 1. Prior to the issuance of grading or construction permits, the applicant shall provide the Department of Conservation and Development, Community Development Division (CDD) with documentation to the satisfaction of CDD that all diesel-powered off-road equipment, larger than 25 horsepower, operating on the site for more than two days continuously, at a minimum, meet United States Environmental Protection Agency (EPA) emissions standards for Tier 4 Interim engines. Where Tier 4 equipment is not available, exceptions could be made for equipment meeting Tier 2 or Tier 3 standards that include California Air Resources Board (ARB)-certified Level 3 Diesel Particulate Filters or equivalent. Equipment that is electrically powered or uses non-diesel fuels would also meet this requirement. 2. Minimize diesel generator use by providing line power to the site during early construction phases. 3. Avoid staging construction equipment near residences (i.e., within 200 feet of homes). 	<p>Incorporation into project construction documents</p> <p>On-site inspection</p> <p>Submittal of proof of implementation during construction</p>	<p>Prior to issuance of grading or construction permits</p> <p>During construction</p> <p>During construction</p>	<p>Contra Costa County Department of Conservation and Development; project applicant; construction contractor</p>		
<p>3.3 Biological Resource</p>					
<p>MM BIO-1a: Roosting Bats</p> <ol style="list-style-type: none"> 1. A qualified wildlife Biologist shall conduct surveys for special-status bats during the appropriate time of day to maximize detectability to determine whether bat species are roosting near the work area no more than 5 days prior to 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.). 	<p>Incorporation into project construction documents</p> <p>Qualified Biologist’s pre-construction bat survey and submittal of survey documents; on-site monitoring by the qualified Biologist if survey finds bat species</p>	<p>Prior to ground disturbance and/or construction</p> <p>5 days prior to beginning ground disturbance and/or construction</p>	<p>Contra Costa County Department of Conservation and Development; project applicant; construction contractor; Qualified Biologist</p>		

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<p>2. Visual surveys will include trees within 100 feet of project construction activities. Prior to building demolition, the applicants for development on any project parcel shall ensure that a qualified Biologist (i.e., one familiar with the identification of bats and signs of bats) survey buildings proposed for demolition for the presence of roosting bats or evidence of bats. If no roosting bats or evidence of bats are found in the structure, demolition may proceed. If the Biologist determines bats are present, the Biologist shall exclude the bats from suitable spaces by installing one-way exclusion devices. After the bats vacate the space, the Biologist shall close off the space to prevent recolonization. Building demolition shall only commence after the Biologist verifies seven to 10 days later that the exclusion methods have successfully prevented bats from returning. To avoid impacts on non-volant (i.e., nonflying) bats, the Biologist shall only conduct bat exclusion and eviction from September 1 through March 31. Exclusion efforts shall be restricted during periods of sensitive activity.</p>	On-site inspection	During tree removal and building removal			
<p>MM BIO-1b: Migratory and Nesting Birds</p> <p>1. If the project requires vegetation to be removed during the nesting season (February 1–August 31), pre-construction surveys shall be conducted 5 days prior to vegetation removal to determine whether or not active nests are present.</p> <p>2. If an active nest is located during pre-construction surveys, a qualified Biologist shall determine an appropriately-sized avoidance buffer based on the species and anticipated disturbance level. Based on input from the Biologist, the project applicant will delineate the avoidance buffer using Environmentally Sensitive Area fencing, pin flags, and or yellow caution tape. The buffer zone will be maintained around the active nest site(s) until the young have fledged</p>	Qualified Biologist’s pre-construction survey and submittal of survey documents; on-site monitoring by the qualified Biologist if survey finds migratory or nesting birds	Prior to ground disturbance during nesting season (February 1 through August 31)	Contra Costa County Department of Conservation and Development; project applicant; construction contractor; Qualified Biologist		

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<p>and are foraging independently. No construction activities shall be allowed within the avoidance buffer(s).</p> <p>3. The qualified Biologist shall periodically monitor the active nest during construction activities to prevent any potential impacts that may result from the construction of the proposed project, until the young have fledged.</p>					
<p>MM BIO-5a: Prepare and Implement a Tree Replacement Plan A Tree Replacement Plan shall be submitted to and approved by Department of Conservation and Development, Community Development Division (CDD) prior to the removal of trees, prior to issuance of a demolition or grading permit, whichever occurs first. 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>Submittal and approval of Tree Replacement Plan</p> <p>Plant replacement trees</p>	<p>Prior to the removal of trees or prior to issuance of a demolition or grading permit, whichever occurs first</p> <p>Prior to final inspection of building permit</p>	<p>Contra Costa County Department of Conservation and Development; project applicant</p>		
<p>MM BIO-5b: Implement Tree Preservation Guidelines During Construction Tree protection guidelines shall be implemented during construction through the clearing, grading, and construction phases as outlined on pages 12 and 13 in the arborist report prepared by HortScience dated January 4, 2021.</p>	<p>Incorporation into project construction documents</p> <p>On-site inspection</p> <p>Submittal of proof of implementation during construction</p>	<p>Prior to construction</p> <p>During construction</p> <p>During construction</p>	<p>Contra Costa County Department of Conservation and Development; project applicant; construction contractor</p>		
<p>3.4 Cultural Resources and Tribal Cultural Resources</p>					
<p>MM CUL-1: Archaeological Spot-Monitoring and Halt of Construction Upon Encountering Historical or Archaeological 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</p>	<p>Inclusion of discovery clause in all construction contracts</p>	<p>Before construction</p>	<p>Contra Costa County Department of Conservation and Development; Qualified Archaeologist;</p>		

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<p>prior to any grading or trenching into previously undisturbed soils. This will be followed by regular periodic or “spot-check” archaeological monitoring as determined by the Archaeologist. If the Archaeologist believes that a reduction in monitoring activities is prudent, then a letter report detailing the rationale for making such a reduction and summarizing the monitoring results shall be provided to the Department of Conservation and Development, Community Development Division (CDD) for concurrence.</p> <p>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 applicant for the proposed project 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 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 Department of Parks and Recreation (DPR) 523 forms and will be submitted to the Department of Conservation and Development, Community Development Division, the Northwest Information Center (NWIC), and the California Office of Historic Preservation (OHP), as required.</p>	<p>Qualified Archaeologist’s on-site inspection(s) and submittal of documents</p>	<p>After grubbing and clearing, but prior to grading or trenching</p>	<p>project applicant; construction contractor</p>		
	<p>Qualified Archaeologist’s “spot-check” monitoring</p>	<p>Regularly during ground disturbance as needed</p>			
	<p>County notification if historical or archaeological materials encountered</p>	<p>During construction</p>			
	<p>Provision of Section 15064.5 permit(s) and copy of DPR 523 forms; Qualified Archaeologist’s submittal of findings and documentation</p>	<p>During construction</p>			

<p>MM CUL-3: Stop Construction upon Encountering Human Remains</p> <p>In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and Section 5097.98 shall be followed. If during the course of project construction, 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 whether 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 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 Resources Code Section 5097.98. 2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the project site in a location not subject to further subsurface disturbance: <ul style="list-style-type: none"> • The NAHC is unable to identify an MLD or the MLD failed to make a recommendation within 48 hours after being notified by the NAHC. • The descendant identified fails to make a recommendation. 	<p>Inclusion of discovery clause in all construction contracts</p> <p>County notification if human remains encountered</p> <p>County Coroner contacts NAHC and submits NAHC correspondence to County</p>	<p>Prior to construction</p> <p>During construction</p> <p>During construction</p>	<p>Contra Costa County Department of Conservation and Development; project applicant; construction contractor; Contra Costa County Office of the Sheriff: Coroner’s Division; NAHC</p>		
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<ul style="list-style-type: none"> 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> <p>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 NAHC 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 NAHC.</p>					
<p>3.6 Geology and Soils</p>					
<p>MM GEO-1a: Conduct Design-level Geotechnical Exploration At least 60 days prior to recording the final Subdivision Map, or requesting issuance of construction permits or installation of utility improvements, the applicant shall submit a design-level Geotechnical Exploration Report for the proposed project, based on adequate subsurface exploration, laboratory testing and engineering analysis. The scope of the Geotechnical Exploration Report shall address the following potential hazards: (i) grading, including removal of existing undocumented fill that is deemed to be unsuitable for use in engineered fills, preparation to receive fill, compaction standards for fill, etc., (ii) consolidation settlement, (iii) analysis of liquefaction potential, including estimating total settlement and differential settlement, and surface manifestation of liquefaction, (iv) foundation design, (v) measures to protect improvements from the relatively</p>	Submit design-level Geotechnical Exploration Report	At least 60 days prior to recording the final Subdivision Map, or requesting issuance of construction permits or installation of utility improvements	Contra Costa County Department of Conservation and Development; County Geologist; project applicant; project Geotechnical Engineer		

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shallow water table, (vi) laboratory testing to evaluate the expansive and corrosion potential soils, and measures designed to protect improvement that are in contact with the ground from these hazard, including the building foundation, parking garage slabs, flatwork, pavement and utilities, (vii) exploration/testing/and engineering analysis aimed at providing recommendations pertaining to foundation design, including foundation retaining walls, and pavement design, (viii) evaluation of the drainage design, including the proposed bio-retention facilities and their effect on planned improvements, (ix) address temporary shoring and support of excavations, (x) provide updated California Building Standards Code (CBC) seismic parameters, and (xi) outline the recommended geotechnical monitoring, commencing with clearing and demolition, extending through final grading, installation of drainage improvements, and including the monitoring of foundation-related work.					
<p>MM GEO-1b: Conduct Geotechnical Observation and Testing Services During Construction</p> <p>The design-level geotechnical report required by Mitigation Measure GEO-1a routinely includes recommended geotechnical observation and testing services during construction. These services are essential to the success of the proposed project. They allow the Geotechnical Engineer to (i) ensure geotechnical recommendations for the proposed project are properly interpreted and implemented by contractors, (ii) allow the Geotechnical Engineer to view exposed conditions during construction to ensure that field conditions match those that were the basis of the design recommendations in the approved report, and (iii) provide the opportunity for field modifications of geotechnical recommendations (with Department of Conservation and Development, Community Development Division approval), based on exposed conditions. The monitoring shall commence during clearing, and extend through grading,</p>	<p>Incorporation into project construction documents</p> <p>On-site inspection</p> <p>Submittal of report from the project Geotechnical Engineer that documents their observation and testing services to that stage of construction, including monitoring and testing of backfilling required for utility and drainage facilities</p>	<p>Prior to issuance of grading permit</p> <p>During construction</p> <p>Prior to the "final" grading inspection</p>	<p>Contra Costa County Department of Conservation and Development; County Geologist; project applicant; construction contractor; project Geotechnical Engineer</p>		

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<p>placement of engineered fill, installation of recommended drainage facilities, and foundation-related work. 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 to that stage of construction, including monitoring and testing of backfilling required for utility and drainage facilities.</p> <p>Similarly, a hold shall be placed on the final inspection for each residential building, pending submittal of a letter-report from the Geotechnical Engineer documenting the monitoring services associated with implementation of final grading, drainage, and foundation-related work. This can be one letter that addresses all residential buildings, or separate letters for each building. The geotechnical monitoring shall include documentation of conformance of retaining wall, pier hole drilling/ foundation preparation work and installation of drainage improvements.</p>					
<p>MM GEO-1c: Prepare Final Construction Report The Geotechnical Engineer shall prepare a final report that documents the field observations and testing services provided during construction as well as provide a professional opinion on the compliance of construction with the recommendations in the Preliminary Geotechnical Exploration. The final report can be segmented into an as-graded report that is issued at the end of rough grading, but prior to the installation of the foundations, and a second letter commenting on the inspections made during installation of foundations/parking lot/drainage facilities. The Department of Conservation and Development, Community Development Division (CDD) will place a hold on the final inspection, to ensure that the Geotechnical Engineer’s grading-foundation inspection letter-report is provided prior to requesting the final building inspection for each building. This requirement may be satisfied by issuance of one letter for all residential buildings, or separate letters for each residential building.</p>	<p>Prepare final report that documents field observation and testing services provided during construction</p>	<p>Prior to final building inspections for each building</p>	<p>Contra Costa County Department of Conservation and Development; County Geologist; project applicant; project Geotechnical Engineer</p>		

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<p>MM GEO-2: Conduct Grading, Excavation, and Filling Only During the Dry Season All grading, excavation and filling shall be conducted during the dry season (April 15 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 Division, and the review/approval of the Department of Conservation and Development, Community Development Division (CDD).</p>	<p>Incorporation into project construction documents</p> <p>On-site inspection</p>	<p>Prior to issuance of grading permit</p> <p>During construction</p>	<p>Contra Costa County Department of Conservation and Development; County Geologist; project applicant; project contractor</p>		
<p>MM GEO-6: Stop Construction Upon Encountering Paleontological Materials In the event that fossils or fossil-bearing deposits are discovered during construction activities, excavations within a 50-foot radius of the find shall be temporarily halted or diverted. The project contractor shall notify a qualified Paleontologist to examine the discovery. The Paleontologist shall document the discovery as needed (in accordance with Society of Vertebrate Paleontology [SVP] standards), evaluate the potential resource, 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 excavation plan shall be submitted to the Lead Agency for review and approval prior to implementation, and the applicant shall adhere to the recommendations in the excavation plan.</p>	<p>Incorporation into project construction documents</p> <p>On-site inspection</p> <p>Notify Qualified Paleontologist if fossils or fossil-bearing deposits are discovered; if avoidance is not feasible, the Qualified Paleontologist shall prepare an excavation plan</p>	<p>Prior to issuance of grading permit</p> <p>During construction</p> <p>During construction</p>	<p>Contra Costa County Department of Conservation and Development; project applicant; project contractor; Qualified Paleontologist</p>		

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3.8 Hazards and Hazardous Materials					
<p>MM HAZ-1a: Conduct Asbestos and Lead Surveys Prior to Demolition Prior to the issuance of demolition permits for the existing 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 (ACM) and lead-based paint (LBP), and these materials shall be characterized for asbestos and lead by a reliable method. All activities involving ACM and LBP shall be conducted in accordance with governmental regulations, and all removal shall be conducted by properly licensed abatement contractors.</p>	<p>Qualified licensed professional to conduct asbestos and lead surveys</p> <p>Removal shall be conducted by properly licensed abatement contractor</p>	<p>Prior to the issuance of demolition permits</p> <p>Prior to the disturbance or removal of any suspect ACM and LBP</p>	<p>Contra Costa County Department of Conservation and Development; project applicant; qualified licensed professional; licensed abatement contractor; Contra Costa Environmental Health</p>		
<p>MM HAZ-1b: Proper Disposal of Hazardous Materials Such As Cleaning Supplies and Insecticides Prior to the issuance of a grading permit, the applicant shall remove and dispose of all materials observed during the site reconnaissance for the Phase I Environmental Site Assessment (Phase I ESA) in accordance with applicable local, State, and federal regulations. The materials include, but are not limited to containers of cleaning supplies and insecticides.</p>	<p>Qualified licensed professional to remove and dispose of materials</p> <p>On-site inspection</p>	<p>Prior to issuance of grading permit</p> <p>Prior to grading activities</p>	<p>Contra Costa County Department of Conservation and Development; project applicant; qualified licensed professional; Contra Costa Environmental Health</p>		
<p>MM HAZ-1c: Closure of On-site Irrigation Wells Prior to the issuance of a grading permit, the three on-site irrigation wells shall be properly closed under permit in accordance with applicable local, State, and federal regulations.</p>	<p>Closure of irrigation wells by qualified licensed professional</p> <p>On-site inspection</p>	<p>Prior to issuance of grading permit</p> <p>Prior to grading activities</p>	<p>Contra Costa County Department of Conservation and Development; project applicant; qualified licensed professional; Contra Costa Environmental Health</p>		

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<p>MM HAZ-1d Soil Aeration The applicant shall complete the soil aeration and soil vapor testing during demolition and rough grading operations. Once the soil aeration is completed which consists of spreading excavated soil on the ground in an approximately 18-inch-thick layer, mixing of the soil (tilling) shall be performed regularly to maintain aerobic conditions (presence of oxygen). The soil shall be thoroughly tilled using equipment such as a Terex RS600 Reclaimer/Stabilizer. An Environmental Health Licensed Professional shall spot check to ensure that the process is implemented.</p> <p>A total of six tilling passes shall be performed through the proposed excavation area (approximately 30 feet long by 20 feet wide and 6 feet deep with a total volume of 135 cubic yards). During the tilling operation, air quality monitoring shall be performed with a photo ionization detector (PID) 3 inches above the soils and also in the breathing zone. Dust control measures shall be implemented during the aeration process (as spelled out in MM AIR-2), and dust monitoring shall be performed in the perimeter of the project site.</p> <p>Soil vapor sampling shall be performed at the end of aeration/tilling operations prior to backfill. If the soil vapor sampling finds no benzene Environmental Screening Level (ESL) exceedances, then the applicant shall have the Phase I Environmental Site Assessment and Phase II Environmental Investigation Report prepared by Roux Associates, Inc. (Roux) in August 2021, updated memorializing the implementation of the mitigation and confirming that no Recognized Environmental Conditions (REC) exist on the site and provide a copy to the Department of Conservation and Development, Community Development Division demonstrating that benzene levels no longer exceed the ESL.</p>	<p>Incorporation into project construction documents</p> <p>On-site inspection for soil tilling, air quality monitoring, and dust control measures</p> <p>Conduct soil vapor sampling</p> <p>Preparation of updated Phase I ESA and Phase II ESA if no soil vapor exceedances identified</p> <p>Preparation of an SMP if soil vapor exceedances identified</p>	<p>Prior to issuance of grading permit</p> <p>During demolition and rough grading</p> <p>At the end of aeration/tilling operations prior to backfill</p> <p>At the end of aeration/tilling operations prior to backfill</p> <p>At the end of aeration/tilling operations prior to backfill</p>	<p>Contra Costa County Department of Conservation and Development; project applicant; project contractor; Environmental Health Licensed Professional; Contra Costa Environmental Health</p>		

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<p>If soil vapor exceedances are identified after soil excavation and aeration, then a Soil Management Plan (SMP) shall be prepared and forwarded to an appropriate environmental oversight agency for disposition. A copy of the SMP will also be provided to the Department of Conservation and Development, Community Development Division.</p> <p>All construction work shall cease in the area of the underground storage tank (UST) as shown in the Roux report, including the aeration area, until the disposition of the SMP is determined by the environmental oversight agency. Once the issue has been addressed to the satisfaction of the environmental oversight agency, evidence shall be provided to the satisfaction of the Department of Conservation and Development, Community Development Division and construction activities may resume on the former UST area.</p>					
<p>3.9 Hydrology and Water Quality</p>					
<p>MM HYD-3 Prepare Final Drainage Plan Prior to Grading</p> <ul style="list-style-type: none"> In accordance with Division 914 of the County Ordinance Code, the project 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 obtain a Flood Control Permit from the applicant and Permit Center, 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 	<p>Obtain Flood Control Permit</p> <p>Prepare and submit Final Stormwater Control Plan and a Stormwater Control O&M Plan</p> <p>On-site inspection to ensure compliance with rules, regulations and procedures of the NPDES for municipal, construction and industrial activities</p>	<p>Prior to issuance of grading permit</p> <p>Prior to issuance of grading permit</p> <p>During construction</p>	<p>Contra Costa County Department of Conservation and Development; project applicant; Engineering Services Division of the Public Works Department; RWQCB</p>		

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<p>downstream drainage system. The applicant shall verify the adequacy at any downstream drainage facility accepting stormwater from this project prior to discharging runoff. If the downstream system(s) is not adequate to 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"> • In accordance with Division 1014 of the County Ordinance Code, the applicant shall 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 2); 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 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 the Contra Costa Stormwater C.3 Guidebook of the County’s NPDES Permit and the County’s Stormwater Management and Discharge Control Ordinance (Division 1014) and be designed to discourage prolonged standing/ponding of water on-site. 					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
3.11 Noise					
<p>MM NOI-1: Implement Traffic Noise-reduction Measures To reduce potential traffic noise impacts, the following multi-part mitigation measure shall be implemented for the proposed project:</p> <ul style="list-style-type: none"> • The project applicant shall ensure inclusion of ventilation systems that would permit windows to remain closed for prolonged periods. The systems must not compromise sound insulation of the exterior wall assemblies. • Prior to issuance of building permits, the project applicant shall provide design plans which show that window and exterior door assemblies of units located within 175-feet of the centerline of Jones Road will have ratings of Sound Transmission Class (STC) 39 to reduce project traffic noise levels to meet the interior noise level standards. Alternatively, the project applicant shall provide a design-level noise study that demonstrates the specific window and door assembly sound ratings to achieve the required interior noise threshold for each of these impacted residential units. • Prior to issuance of building permits, the project applicant shall provide design plans which show that window and exterior door assemblies of units located within 100-feet of the centerline of Oak Road will have ratings of STC 34 to reduce project traffic noise levels to meet the interior noise level standards. Alternatively, the project applicant shall provide a design-level noise study that demonstrates the specific window and door assembly sound ratings to achieve the required interior noise threshold for each of these impacted residential units. 	<p>Incorporation into project construction documents</p> <p>On-site inspection</p> <p>Submission of proof that interior noise threshold achieved</p>	<p>Prior to construction</p> <p>During construction</p> <p>Prior to issuance of building permits</p>	<p>Contra Costa County Department of Conservation and Development; project applicant; Professional acoustic consultant</p>		

<p>MM NOI-2: Implement Noise-reduction Measures During Construction</p> <p>To reduce potential construction noise impacts, the following multi-part mitigation measure shall be implemented for the proposed project:</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 distance between the staging area and noise-sensitive receptors nearest the project site. • The construction contractor shall control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site. • The construction contractor shall designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. • The construction contractor shall ensure that noise-generating construction activities (including construction-related traffic, excluding interior work within the building once the building envelope is complete) at the project site 	<p>Incorporation into project construction documents</p> <p>On-site inspection</p>	<p>Prior to issuance of grading permit</p> <p>During construction</p>	<p>Contra Costa County Department of Conservation and Development; project applicant; construction contractor</p>		
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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
and in areas adjacent to the project site are limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, unless otherwise approved by the Department of Conservation and Development, Community Development Division (CDD), with no construction allowed on weekends, federal, and State holidays.					