

Contra Costa County, Department of Conservation and
Development,
Current Planning Division

Attachment B
Mitigation Monitoring and Reporting Program
for the
CenterPoint Properties Project
Draft Environmental Impact Report
County File #CDDP18-03007, #CDMS19-00009
Contra Costa County, California

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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.

Table 1: CenterPoint Properties 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					
MM AES-1: 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 Contra Costa County Department of Conservation and Development staff a Final Lighting Plan. Light standards shall be low-lying and exterior lights on the buildings shall be deflected so that lights shine onto the applicant’s property.	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-2a: Construction Exhaust The project applicant shall ensure, at minimum, the use of equipment that meets the United States Environmental Protection Agency’s (EPA) Tier 4 Interim emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower for all site preparation, grading, and building construction activities, unless it can be demonstrated, to the Contra Costa County Department of Conservation and Development’s satisfaction, that such equipment is not available. Any emission control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by Tier 4 Interim emissions standards for a similarly sized engine, as defined by the California Air Resources Board (ARB) regulations. Prior to the issuance of building or grading permits, the project applicant shall ensure that all construction (e.g., demolition and grading) plans clearly show the requirement for EPA Tier 4 Interim emissions standards for construction equipment over 50 horsepower for the specific activities stated above.	Incorporation into project construction documents	Prior to issuance of grading permit	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			

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<p>During construction, the project applicant shall ensure that a list of all operating equipment in use on the construction site is maintained on-site for verification by the Contra Costa County Department of Conservation and Development. The construction equipment list shall state the makes, models, Equipment Identification Numbers, and number of construction equipment on-site. Equipment shall be properly serviced and maintained in accordance with the manufacturer’s recommendations. Construction contractors shall also ensure that all nonessential idling of construction equipment is restricted to 5 minutes or less in compliance with Section 2449 of the California Code of Regulations, Title 13, Article 4.8, Chapter 9.</p>					
<p>MM AIR-2b: Fugitive Dust Control Measures The project’s construction contractor shall comply with the following Bay Area Air Quality Management District (BAAQMD) Best Management Practices (BMPs) for reducing construction emissions of PM₁₀ and PM_{2.5}:</p> <ul style="list-style-type: none"> • Water all active construction areas at least twice daily, or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour (mph). Reclaimed water should be used whenever possible. • To control dust, pave, apply water twice daily or as often as necessary, or apply (nontoxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). • Sweep daily with water sweepers (using reclaimed water if possible) or as often as needed, all paved access roads, 	<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>		

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<p>parking areas, and staging areas at the construction site to control dust.</p> <ul style="list-style-type: none"> • Sweep public streets daily (with water sweepers using reclaimed water if possible) or as often as needed in the vicinity of the project site to keep streets free of visible soil material. • Hydroseed or apply nontoxic soil stabilizers to inactive construction areas. • Enclose, cover, water twice daily, or apply nontoxic soil binders to exposed stockpiles (e.g., dirt, sand, etc.). • Limit vehicle traffic speeds on unpaved roads to 15 mph. • Replant vegetation in disturbed areas as quickly as possible. • Install sandbags or other erosion control measures to prevent silt runoff from public roadways. 					
<p>MM AIR-4: Odor Management Plan Prior to issuance of the certificate of occupancy, Contra Costa County shall require future tenants proposing operations that have potential to emit nuisance odors to prepare an odor management plan that identifies project design features, measures, and control technologies to ensure compliance with Bay Area Air Quality Management District (BAAQMD) Regulation 7, Odorous Substances, which requires abatement of any nuisance generating an odor complaint. Facilities that have the potential to generate nuisance odors include, but are not limited to:</p> <ul style="list-style-type: none"> • Composting, green waste, or recycling facilities • Fiberglass manufacturing facilities • Painting/coating operations • Large-capacity coffee roasters • Laboratory operations • Food-processing facilities <p>The odor management plan for the proposed facility shall be submitted to the County prior to the issuance of the certificate</p>	<p>Submittal of odor management plan</p> <p>On-site inspection</p>	<p>Prior to issuance of certificate of occupancy</p> <p>Periodically throughout operation of proposed facility</p>	<p>Contra Costa County Department of Conservation and Development; project applicant; tenants</p>		

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of occupancy. During operation of the proposed facility, the County shall conduct periodic evaluation of on-site odors per the schedule and reporting requirements outlined in the odor management plan.					
3.3 Biological Resources					
<p>MM BIO-1a: Nesting Bird Surveys Construction work shall take place outside of the February 15 to September 15 bird nesting seasonal window to the maximum extent practicable. If construction is to be conducted during the nesting season, the project applicant is responsible for ensuring that the project does not result in any violation of the Migratory Bird Treaty Act (MBTA) or Fish and Game Code. A qualified Biologist shall conduct focused pre-construction nesting bird surveys throughout the project area no more than 5 days prior to the initiation of on-site project-related activities. Surveys shall be conducted in all potential habitat located at, and adjacent to, project work sites and in staging and storage areas. The minimum survey radii surrounding the work area will be the following: (1) 250 feet for passerines; and (2) 1,000 feet for raptors such as <i>Buteo spp.</i> In the event that there is a lapse in construction activities for 7 days or more, a qualified Biologist shall conduct additional focused pre-construction nesting bird surveys in areas of potential habitat again before project activities can be reinitiated. If an active nest is found, the qualified Biologist may consult with the California Department of Fish and Wildlife (CDFW) if needed regarding appropriate action to comply with the Fish and Game Code.</p> <ul style="list-style-type: none"> ● Active Nest Buffers. Active nest sites and protective buffer zones will be designated as “ecologically sensitive areas” where no project-related activities or personnel may enter (while occupied or in use for the season in the case of multi clutch bearing species) during the course of nesting bird season with the establishment of a fence barrier or flagging 	Qualified Biologist’s pre-construction survey and submittal of survey documents; on-site monitoring by the qualified Biologist if survey finds passerine birds or raptor species	Prior to ground disturbance during bird nesting seasonal window (February 15 to September 15)	Contra Costa County Department of Conservation and Development; Qualified Biologist		

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<p>surrounding the nest site. The qualified Biologist shall determine the necessary buffer, in consultation with CDFW if needed, to protect nesting birds based on existing site conditions, such as construction activity, topography, and line of sight, and shall increase buffers as needed to provide sufficient protection of nesting birds and their natural behaviors.</p> <ul style="list-style-type: none"> ● Active Nests. A qualified Biologist will observe any identified active nests prior to the start of any project-related activities to establish a behavioral baseline of the adults and any nestlings. Once project activities commence, all active nests shall be continuously monitored by a qualified Biologist to detect any signs of disturbance and behavioral changes as a result of the project. In addition to direct impacts, such as nest destruction, nesting birds might be affected by noise, vibration, odors and movement of workers or equipment. If signs of disturbance and behavioral changes are observed, the qualified Biologist shall halt project activities causing that change until the nestlings have fledged, and the nest is determined to be inactive. 					
<p>MM BIO-1b: General Minimization Measures</p> <ul style="list-style-type: none"> ● Harassment of Animals. No project personnel or motorized equipment shall harass, herd, or drive any wildlife. Harass is defined as an intentional act that disrupts an animal’s normal behavior patterns, including but is not limited to, breeding, feeding, or sheltering. Project personnel and equipment shall not cause displacement of wildlife into roadways or open areas lacking cover from predators. ● Allow Wildlife to Leave Unharmd. Project staff shall allow any wildlife encountered during the course of project activities to leave the project area unharmd. 					

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<ul style="list-style-type: none"> • Temporary Flagging, Fencing, and Barriers. The permittee shall remove all temporary flagging, fencing, and/or barriers from the project area upon completion of project activities. • Open Pipes Restriction. All pipes, culverts, signposts, poles, or similar structures that are staged, stored, or installed at the project area for one or more overnight periods shall be thoroughly inspected for wildlife prior to use in project activities. • Open Trenches. Wildlife escape ramps shall be installed, constructed of wood, or installed as an earthen slope in each open trench, hole, or pit that is capable of allowing large (e.g., deer, coyote) and/or small (e.g., frogs, snakes) wildlife to escape on their own volition. Open trenches, pits, or holes shall be inspected for wildlife prior to the initiation of project activities each day. If wildlife is discovered, it shall be allowed to leave on its own volition, or if necessary, moved by biological staff if applicable. Special-status species shall not be handled without prior consultation from CDFW. • Signpost Restriction. Signposts installed permanently throughout the course of the project shall have the top capped and/or the top three post holes covered or filled with screws or bolts to prevent the entrapment of wildlife. • Fencing Restriction. All fencing installed temporarily or permanently throughout the course of the project, shall not be constructed of materials deleterious to wildlife (e.g., sharp edges exposed at the top or bottom of chain-link fencing, braided wire where birds may become entangled, etc.). No barbed wire, or equivalent, shall be allowed where it may result in harm to birds and other wildlife. • Restriction of Nighttime Construction and Artificial Lighting. Except for construction activities that involve the pouring of concrete and require the use of nighttime lighting, all other project activities shall be terminated 30 minutes before sunset and shall not resume until 30 minutes after sunrise. The permittee shall use sunrise and 					

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<p>sunset times established by the Federal Aviation Administration (FAA) found at: https://avcams.faa.gov/sunrise_sunset.php.</p> <p>No permanent or unattended temporary outdoor lighting shall be used during the course of construction.</p>					
<p>3.4 Cultural Resources and Tribal Cultural Resources</p>					
<p>MM CUL-1: Worker Training, Archaeological Monitoring, and Halt Construction Upon Encountering Historical or Archaeological Materials</p> <p>Prior to the initiation of construction activities, an Archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology shall provide Worker Environmental Awareness Program (WEAP) training to construction personnel with an overview of applicable laws, project mitigation measures, and procedures to be followed with regards to historical and/or archaeological resources that may be encountered over the course of the project. An Archaeologist should be present to monitor all ground-disturbance activities. In the event a potentially significant historical and/or archaeological 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 (CenterPoint Properties) 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 shall be implemented to protect the resource, including but not limited to excavation</p>	<p>Inclusion of discovery clause in all construction contracts</p> <p>Qualified Archaeologist’s on-site worker training, on-site inspection(s), and submittal of documents</p> <p>County notification if historical or archaeological materials encountered</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>Before construction</p> <p>After grubbing and clearing, but prior to grading or trenching</p> <p>During construction</p> <p>During construction</p>	<p>Contra Costa County Department of Conservation and Development; Qualified Archaeologist; project applicant; construction contractor</p>		

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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 shall be submitted to Contra Costa County Department of Conservation and Development, the Northwest Information Center (NWIC), and the California Office of Historic Preservation (OHP), as required.					
<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> <p>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.</p>	<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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<p>2. Where the following conditions occur, the landowner or his or her authorized representative shall work with the Coroner to rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD if available or on the project site or off-site where the reburial would not be subject to further subsurface disturbance:</p> <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. • 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>MM CUL-4a: Native American Construction Monitoring To minimize the potential for destruction of or damage to existing or previously undiscovered burials, archaeological and Tribal Cultural Resources (TCRs) and to identify any such resources at the earliest possible time during project-related earthmoving activities, the project applicant and its construction contractor(s) shall implement the following measures:</p> <ul style="list-style-type: none"> • Native American Monitors from culturally affiliated Native American Tribes shall be invited to monitor the vegetation grubbing, stripping, grading or other ground-disturbing activities in the project area to determine the presence or absence of any cultural resources. Native American representatives from cultural affiliated Native American Tribes shall act as a representative of their Tribal Government and shall be consulted before any cultural studies or ground-disturbing activities begin. 	<p>Incorporation into project construction documents</p> <p>Native American Monitor from culturally affiliated Native American Tribes invited to monitor ground-disturbing activities</p> <p>On-site inspection by Native American Monitor</p> <p>County notification if buried cultural resources encountered</p>	<p>Prior to construction</p> <p>Prior to vegetation grubbing, stripping, grading, or other ground-disturbing activities</p> <p>During construction</p> <p>During construction</p>	<p>Contra Costa County Department of Conservation and Development; project applicant; construction contractor; Native American Monitor; Native American Representative; Qualified Archaeologist; California Office of Historic Preservation (OHP)</p>		

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<ul style="list-style-type: none"> Native American representatives and Native American Monitors have the authority to identify sites or objects of significance to Native Americans and to request that work be stopped, diverted, or slowed if such sites or objects are identified within the direct impact area. Only a Native American representative can recommend appropriate treatment of such sites or objects. If buried cultural resources, such as chipped or ground stone, historic debris, building foundations, or bone, are discovered during ground-disturbing activities, work shall stop in that area and within 100 feet of the find until an Archaeologist who meets the Secretary of the Interior's qualification standards can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the County, the California Office of Historic Preservation (OHP), and other appropriate agencies. Appropriate treatment measures may include development of avoidance or protection methods, archaeological excavations to recover important information about the resource, research, or other actions determined during consultation. 	Develop appropriate treatment measures	During construction			
<p>MM CUL-4b: Avoidance and Preservation in place of Tribal Cultural Resources</p> <p>Should Tribal Cultural Resources (TCRs) be discovered during project construction, avoidance and preservation in place is the preferred manner of mitigating impacts to TCRs and shall be accomplished by several means, including:</p> <ul style="list-style-type: none"> Planning construction to avoid TCRs, archaeological sites and/ or other resources; incorporating sites within parks, green-space, or other open space; covering archaeological sites; deeding a site to a permanent conservation easement; or other preservation and protection methods agreeable to consulting parties and regulatory authorities with jurisdiction over the activity. As noted in Mitigation 	Develop appropriate avoidance and treatment measures should tribal cultural resources be discovered	During construction	Contra Costa County Department of Conservation and Development; project applicant; construction contractor; Native American Monitor; Native American Representative		

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<p>Measure CUL-4a, appropriate treatment measures may include archaeological excavations to recover information about the resource. Recommendations for avoidance of cultural resources shall be reviewed by the CEQA Lead Agency representative (Contra Costa County), interested Native American Tribes and the appropriate agencies, in light of factors such as costs, logistics, feasibility, design, technology and social, cultural and environmental considerations, and the extent to which avoidance is consistent with project objectives. If feasible, avoidance and design alternatives may include realignment within the project area to avoid cultural resources, modification of the design to eliminate or reduce impacts to cultural resources or modification or realignment to avoid highly significant features within a cultural resource. Native American representatives from interested Native American Tribes shall be allowed to review and comment on these analyses and shall have the opportunity to meet with the CEQA Lead Agency (Contra Costa County) representative and its representatives who have technical expertise to identify and recommend feasible avoidance and design alternatives, so that appropriate and feasible avoidance and design alternatives can be identified.</p> <ul style="list-style-type: none"> • If the resource can be avoided, the construction contractor(s), with Native American Monitors from culturally affiliated Native American Tribes present, shall install protective fencing outside the site boundary, including a buffer area, before construction restarts. The construction contractor(s) shall maintain the protective fencing throughout construction to avoid the site during all remaining phases of construction. The area shall be demarcated as an "Environmentally Sensitive Area." Native American representatives from interested Native American Tribes and the CEQA Lead Agency (Contra Costa County) representative shall also consult to develop measures for 					

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<p>long-term management of the resource and routine operation and maintenance within culturally sensitive areas that retain resource integrity, including tribal cultural integrity, and including archaeological material, Traditional cultural properties and cultural landscapes, in accordance with State and federal guidance including National Register Bulletin 30 (Guidelines for Evaluating and Documenting Rural Historic Landscapes), Bulletin 36 (Guidelines for Evaluating and Registering Archaeological Properties), and Bulletin 38 (Guidelines for Evaluating and Documenting Traditional Cultural Properties); National Park Service Preservation Brief 36 (Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes) and using the Advisory Council on Historic Preservation (ACHP) Native American Traditional Cultural Landscapes Action Plan for further guidance. Use of temporary and permanent form of protective fencing shall be determined in consultation with the Native American representatives from interested Native American Tribes.</p>					
<p>3.6 Geology and Soils</p>					
<p>MM GEO-1a: Prepare Grading and Construction Plans that Incorporate Geotechnical Investigation Recommendations Prior to issuance of the grading permits for the proposed project, development of the final grading, foundation, and construction plans shall incorporate the site-specific earthwork, foundation, floor slab, finished grades, underground utilities, and pavement design recommendations, as detailed in the Geotechnical Investigation prepared by Cornerstone Earth Group dated August 22, 2018. The applicant shall coordinate with the County Department of Conservation and Development and County Geologist to tailor the grading and foundation plans, as needed, to reduce risk related to known soil and geologic hazards. The final grading, foundation, and construction plans</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; construction contractor</p>		

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for the proposed project shall be reviewed by the County Department of Conservation and Development and County Geologist. Grading operations shall meet the requirements of the recommendations included in the Preliminary Geotechnical Investigation prepared by Cornerstone Earth Group. During construction, the County Department of Conservation and Development shall monitor construction of the proposed project to ensure the earthwork operations are properly performed.					
<p>MM GEO-1b: Prepare Final Construction Report The Project 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 Geotechnical Investigation. 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 County Department of Conservation and Development will place a hard 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.</p>	Prepare final report that documents field observation and testing services provided during construction	Prior to final building inspections	Contra Costa County Department of Conservation and Development; County Geologist; project applicant; Project Geotechnical Engineer		
3.7 Greenhouse Gas Emissions					
<p>MM GHG-1a: Prior to the issuance of building permits, the project applicant/developer shall demonstrate (e.g., provide building plans) to the satisfaction of the Contra Costa County Department of Conservation and Development, that the proposed buildings are designed and will be built to, at minimum, meet the Tier 2 advanced energy efficiency requirements of the Nonresidential Voluntary Measures of the</p>	Submittal of building plans that meet or exceed Tier 2 advanced energy efficiency requirements	Prior to issuance of building permits	Contra Costa County Department of Conservation and Development; project applicant		

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California Green Building Standards Code, Division A5.2, Energy Efficiency, as outlined under Section A5.203.1.2.2.					
MM GHG-1b: Prior to issuance of occupancy permits, the project applicant/developer shall demonstrate to the satisfaction of the Contra Costa County Department of Conservation and Development, that the proposed parking areas for passenger automobiles are designed and will be built to accommodate electric vehicle (EV) charging stations. At minimum, the parking shall be designed to accommodate a number of EV charging stations equal the Tier 2 Nonresidential Voluntary Measures of the California Green Building Standards Code, Section A5.106.5.3.2.	Submittal of proof that proposed parking areas for passenger automobiles will be built to accommodate EV charging stations	Prior to issuance of occupancy permits	Contra Costa County Department of Conservation and Development; project applicant		
MM GHG-1c: Prior to issuance of occupancy permits, the project applicant/developer shall demonstrate to the satisfaction of the Contra Costa County Department of Conservation and Development, that the proposed parking areas for passenger automobiles are designed and will be built to provide parking for low-emitting, fuel-efficient, and carpool/van vehicles. At minimum, the number of preferential parking spaces for passenger automobiles shall equal the Tier 2 Nonresidential Voluntary Measures of the California Green Building Standards Code, Section A5.106.5.1.2.	Submittal of proof that proposed parking areas for passenger automobiles will be built to provide parking for low-emitting, fuel-efficient, and carpool/van vehicles	Prior to issuance of occupancy permits	Contra Costa County Department of Conservation and Development; project applicant		
MM GHG-1d: To reduce idling emissions from transport trucks, which places restrictions on idling, the project applicant/developer shall have signage placed at truck access gates, loading docks, and truck parking areas that clearly notes idling is strictly prohibited on the subject property. In coordination with Contra Costa County, the project applicant/developer shall also place similar signs in the adjacent streets in the Richmond/San Pablo area. At minimum, each sign placed outside the interior premises of the subject property shall note the idling prohibition on the adjacent streets and include telephone numbers of the building	Install signage that restricts idling on the subject property and in the adjacent streets	Prior to issuance of occupancy permits	Contra Costa County Department of Conservation and Development; project applicant		

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<p>facilities manager and the California Air Resources Board (ARB) to report violations. All signage shall be made of weather-proof materials. All site and architectural plans submitted to the Contra Costa County Department of Conservation and Development shall note the locations of these signs. Prior to issuance of occupancy permits, the Contra Costa County Department of Conservation and Development shall verify compliance with these requirements herein.</p>					
<p>MM GHG-1e: All landscaping equipment (e.g., leaf blower) used for property management shall be electric-powered only. The property manager/facility owner shall provide documentation (e.g., purchase, rental, and/or services agreement) to the Contra Costa County Department of Conservation and Development to verify, to the County’s satisfaction, that all landscaping equipment utilized will be electric-powered.</p>	<p>Submittal of proof that all landscaping equipment used for property management is electric powered</p>	<p>Prior to issuance of occupancy permits</p>	<p>Contra Costa County Department of Conservation and Development; project applicant</p>		
<p>MM GHG-1f: Prior to the issuance of grading and building permits for the proposed project, the project applicant shall provide Contra Costa County with documentation demonstrating that the rooftop photovoltaic system will satisfy 100 percent of operational electricity consumed by the project, including the electricity demand resulting from the electric vehicle (EV) fleet.</p> <p>If the rooftop photovoltaic system will not be able to supply the additional electricity demand resulting from the EV fleet charging requirements, the project applicant shall, prior to the issuance of the certificate of occupancy for the proposed project, provide Contra Costa County with documentation demonstrating that the additional electricity demand will be supplied with 100 percent carbon-free electricity sources. These sources may include, but are not limited to, Pacific Gas and Electric Company (PG&E) 100 Percent Solar Choice electricity service option or Marin Clean Energy’s (MCE) Deep</p>	<p>Submittal of proof that the rooftop photovoltaic system will satisfy 100 percent of operational electricity consumed by the project, including the electricity demand resulting from the electric vehicle fleet</p> <p>Submittal of proof that additional electricity demand generated by the proposed project is supplied with 100 percent carbon-free electricity sources</p>	<p>Prior to the issuance of grading and building permits</p> <p>Prior to issuance of occupancy permits</p>	<p>Contra Costa County Department of Conservation and Development; project applicant</p>		

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<p>Green 100 percent renewable electricity service option. This documentation shall also demonstrate that 100 percent carbon-free electricity sources will be utilized for the first 30 years of operation.</p> <p>To monitor and ensure that 100 percent of electricity demand generated by the proposed project is supplied with 100 percent carbon-free electricity sources, the project applicant shall maintain records of all electricity consumption and supply associated with the proposed project’s operation for five years and make these records available to the County upon request.</p>	<p>Make records available to the County upon request regarding all electricity consumption and supply associated with the proposed project’s operation</p>	<p>Periodically during operation</p>			
<p>MM GHG-1g: Prior to the issuance of the certificate of occupancy for the proposed project, the project applicant shall provide the County with documentation demonstrating the purchase of voluntary carbon credits pursuant to the following performance standards and requirements: the carbon offsets shall achieve real, permanent, quantifiable, verifiable, additional and enforceable reductions as set forth in California Health and Safety Code Section 38562(d)(1) and (d)(2) and 17 California Code of Regulations § 95802(a); and one carbon offset credit shall mean the past reduction or sequestration of one metric ton (MT) of carbon dioxide equivalent (CO₂e) that is “not otherwise required” (CEQA Guidelines § 15126.4(c)(3)). Such credits shall be purchased through a verified greenhouse gas (GHG) emissions credit broker and (i) shall be registered with, and retired by an Offset Project Registry, as defined in 17 California Code of Regulations § 95802(a), approved by ARB, such as, but not limited to the Climate Action Reserve, American Carbon Registry, or Verra, and (ii) shall be subject to protocols that are ARB-approved as required in 17 California Code of Regulations § 95970 (a)(1)-(2). Such credits shall be in an amount sufficient to offset operational GHG emissions of no less than 3,688 MT CO₂e per year starting in 2021, 3,384 MT CO₂e per year starting in 2023, 530 MT CO₂e per year starting in 2025, 371 MT CO₂e per</p>	<p>Submit documentation demonstrating the purchase of voluntary carbon credits</p>	<p>Prior to issuance of certificate of occupancy</p>	<p>Contra Costa County Department of Conservation and Development; project applicant</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>year starting in 2027, and 2,205 MT CO₂e per year starting in 2045 for the first 30 years of project operations, based on current estimates of the project related GHG emissions. Alternatively, the project applicant may purchase the total amount estimated over the lifetime of the proposed project (30 years), which is estimated to be 35,112 MT CO₂e. The purchase shall be verified as occurring prior to approval of occupancy permits. Copies of emission estimates and offset purchase contract(s) shall be provided to the County for review and approval prior to the issuance of the certificate of occupancy for the proposed project.</p> <p>Should the project applicant fail to meet the County’s conditions of approval for the proposed project as described in Chapter 2, Project Description, of the Draft EIR, the project applicant shall recalculate the MT CO₂e generated by project operation and purchase carbon credits equal to no less than the amount necessary to ensure that project emissions do not exceed 660 MT CO₂e per year. If the project applicant fails to meet the County’s conditions of approval, as described in Chapter 2, Project Description, of the Draft EIR, for the first year of operation (2021), then the project applicant shall recalculate the proposed project’s operational MT CO₂e per year and purchase the necessary amount of carbon credits no later than December 31 in the following calendar year to ensure that the proposed project does not exceed 660 MT CO₂e per year. If the project applicant fails to meet the County’s conditions of approval, as described in Chapter 2, Project Description, of the Draft EIR, for the benchmark year of 2023, then the project applicant shall recalculate the proposed project’s operational MT CO₂e per year and purchase the necessary amount of carbon credits no later than December 31 in the following calendar year to ensure that the proposed project does not exceed 660 MT CO₂e per year. If the project applicant fails to meet the County’s conditions of approval, as described in Chapter 2, Project Description, of the</p>					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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Draft EIR, for the benchmark year of 2025, then the project applicant shall recalculate the proposed project’s operational MT CO2e per year and purchase the necessary amount of carbon credits no later than December 31 in the following calendar year to ensure that the proposed project does not exceed 660 MT CO2e per year. If the project applicant fails to meet the County’s conditions of approval, as described in Chapter 2, Project Description, of the Draft EIR, for the benchmark year of 2027, then the project applicant shall recalculate the proposed project’s operational MT CO2e per year and purchase the necessary amount of carbon credits no later than December 31 in the following calendar year to ensure that the proposed project does not exceed 660 MT CO2e per year. All carbon credits purchased to offset project emissions shall meet the standards and requirements stated in this mitigation measure and documentation proving the purchase of carbon credits which meet these standards and requirements shall be provided to the County for review and approval.					
See MM TRANS-1.					
3.8 Hazards and Hazardous Materials					
<p>MM HAZ-1: Prepare Soil Management Plan and Health and Safety Plan</p> <p>Prior to issuance of grading permits, the applicant shall retain a licensed professional to prepare and submit a Soil Management Plan and Health and Safety Plan for review and approval by Contra Costa Environmental Health. These plans shall include the following:</p> <ul style="list-style-type: none"> • Site control procedures to control the flow of personnel, vehicles, and materials in and out of the project site. • Measures to minimize dust generation, stormwater runoff, and tracking soil off-site. 	<p>Prepare and submit Soil Management Plan and Health and Safety Plan</p> <p>Incorporation into project construction documents</p> <p>On-site inspection</p>	<p>Prior to issuance of grading permit</p> <p>Prior to construction</p> <p>During construction</p>	<p>Contra Costa County Department of Conservation and Development; project applicant; qualified licensed professional; Contra Costa Environmental Health</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> • If excavation de-watering is required, protocols to evaluate water quality and discharge/disposal alternative should be described. • Protocols for conducting earthwork activities in areas where impacts soil, soil vapor, and/or groundwater are present or suspected. Worker training requirements, health and safety measures, and soil handling procedures shall be described. • Protocols to be implemented if buried tanks, structures, wells, debris, or unidentified areas of impacted soils are encountered during construction activities. • Protocols to evaluate the quality of soil suspected of being contaminated so that appropriate mitigation, disposal or reuse alternatives, if necessary, can be determined. • Procedures to evaluate and document the quality of any soil imported to the project site. Soil containing chemicals exceeding residential (unrestricted use) screening levels or typical background concentration of metals should not be accepted. • Methods to monitor excavations for the potential presence of volatile chemical vapors. 					
3.9 Hydrology and Water Quality					
<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 Contra Costa County 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 	<p>Obtain Flood Control Permit</p> <p>Prepare and submit Final Stormwater Control Plan and a Stormwater Control Operation and Maintenance Plan</p> <p>On-site inspection to ensure compliance with rules, regulations and procedures of the NPDES</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>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>Engineering Services Division of the Public Works Department for review and approval that demonstrates the adequacy of the on-site drainage system and the 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 Contra Costa 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. 	for municipal, construction and industrial activities				

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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3.11 Noise					
<p>MM NOI-1: Implement Noise Reduction Measures During Construction</p> <ul style="list-style-type: none"> The construction contractor shall ensure that grading activities shall be restricted to the hours between 7:30 a.m. and 5:30 p.m., Monday through Friday. 	<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>		
3.13 Transportation					
<p>MM TRANS-1: Prior to issuance of the certificate of occupancy, the applicant shall retain a qualified transportation consultant to prepare a project-specific Transportation Demand Management (TDM) Program that could incorporate the following measures, where feasible. The TDM Program shall be reviewed and approved by the County, and the applicant shall implement all approved TDM measures.</p> <ul style="list-style-type: none"> Commuter Trip Reduction Program Ride-sharing Program End of Trip Facilities Last Mile Services New Employee Commute Orientation Preferential Parking Program Employer-Sponsored Vanpool Transportation Network Company (TNC) Partnership Employer-Sponsored Shuttle to/from BART Station(s) or Other Transit Hub Carpool and Vanpool Ride-Matching Services 	<p>Prepare and submit Transportation Demand Management (TDM) Program</p>	<p>Prior to issuance of certificate of occupancy</p>	<p>Contra Costa County Department of Conservation and Development; project applicant; qualified transportation consultant; Contra Costa County Public Works Department</p>		
<p>MM TRANS-2a: Prior to issuance of the certificate of occupancy for the proposed project, the applicant shall install a median and bulb-outs on Fred Jackson Way along the project frontage, stop signs at the project driveways, and signage prohibiting vehicles from turning left out of the project driveways.</p>	<p>On-site inspection for traffic improvements</p>	<p>Prior to issuance of certificate of occupancy</p>	<p>Contra Costa County Department of Conservation and Development; project applicant; Contra Costa</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
			County Public Works Department		
<p>MM TRANS-2b: Prior to issuance of the building permit, the applicant shall (1) pay the North Richmond Area of Benefit (AOB) fee and (2) commit to installing one of the following improvements on Fred Jackson Way, Market Avenue, or Chesley Avenue prior to project occupancy:</p> <ul style="list-style-type: none"> • Bulb-outs • Elevated crosswalks • Speed tables • Chicanes 	<p>Payment of North Richmond Area of Benefit fee</p> <p>On-site inspection for traffic improvement</p>	<p>Prior to issuance of building permit</p> <p>Prior to issuance of building permit</p>	<p>Contra Costa County Department of Conservation and Development; project applicant; Contra Costa County Public Works Department</p>		
<p>MM TRANS-4a: Prior to the issuance of the certificate of occupancy, the applicant shall install curb ramps where required at all pedestrian walkways and pedestrian connections between the three buildings. The applicant shall install pedestrian crossings on all four approaches of Fred Jackson Way and Brookside Drive (including ADA-compliant pedestrian landing islands). The applicant shall install pedestrian crossings on all four approaches of Fred Jackson Way and Pittsburg Avenue (including ADA-compliant pedestrian landing islands).</p>	On-site inspection	Prior to issuance of certificate of occupancy	Contra Costa County Department of Conservation and Development; project applicant; Contra Costa County Public Works Department		
<p>MM TRANS-4b: Prior to the issuance of the certificate of occupancy, the applicant shall install long-term bicycle parking consistent with County Code Section 82-16.412 and other bicycle amenities (showers, changing rooms, bike repair tools/station, etc.) in a convenient location.</p>	On-site inspection	Prior to issuance of certificate of occupancy	Contra Costa County Department of Conservation and Development; project applicant; Contra Costa County Public Works Department		
3.14 Utilities and Service Systems					
See MM HYD-3.					