

**Mitigation Monitoring and Reporting Program
1699 Alameda Diablo Minor Subdivision**

**County File Number CDMS24-00013
State Clearinghouse Number SCH 2025030612**

**1699 Alameda Diablo
Diablo, CA 94528
March 14, 2025**

SECTION 3: AIR QUALITY

Potentially Significant Impacts: *(c) Future construction on Parcel A could expose sensitive receptors to substantial pollutant concentrations. (d) Construction on Parcel A could result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.*

Mitigation Measure(s):

Air Quality 1: The following Bay Area Air Quality Management District, Basic Best Management Practices for Construction-Related Fugitive Dust Emissions shall be implemented during project construction and shall be included on all construction plans.

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt 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.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
- g. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
- h. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)
Building Inspection Division (BID)

Mitigation Monitoring and Reporting Program
CDMS24-00013
Page 2 of 16

- i. Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

Air Quality 2: The following additional mitigation measures to reduce construction-related emissions shall be implemented during project construction and shall be included on all construction plans.

- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

Implementing Action:	COA
Timing of Verification:	During project construction on Parcel A
Party Responsible for Verification:	Project Sponsor and contractor(s), CDD, BID
Compliance Verification:	Field verification by contractor, BID

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)
Building Inspection Division (BID)

Mitigation Monitoring and Reporting Program
CDMS24-00013
Page 3 of 16

SECTION 4: BIOLOGICAL RESOURCES

Potentially Significant Impact: *(d) Future construction on Parcel A could impede the use of wildlife nursery sites for raptors and passerine birds.*

Mitigation Measure(s):

Biology 1: If project grading or construction work is scheduled to take place between February 1 and August 31, a pre-construction nesting bird survey shall be conducted by a qualified biologist within 14 days of construction, covering a radius of 500 feet for non-listed raptors and 100 feet for non-listed passerines at all locations. Copies of the preconstruction survey shall be submitted to the Contra Costa County Department of Conservation and Development, Community Development Division (CDD) and the California Department of Fish and Wildlife (CDFW).

If an active bird nest is found within the survey radii, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. If an active nest is present, a minimum exclusion buffer of 100 feet shall be maintained during construction, depending on the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. All buffers shall be shown on all sets of construction drawings.

Implementing Action:	COA
Timing of Verification:	Prior to active project construction on Parcel A
Party Responsible for Verification:	Project Sponsor and contractor(s), project biologist, CDD, BID, CDFW
Compliance Verification:	CDD review and approval of preconstruction survey and construction documents; CDFW certification as required; field verification by contractor, project biologist, and BID

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)
Building Inspection Division (BID)

Mitigation Monitoring and Reporting Program
CDMS24-00013
Page 4 of 16

SECTION 5: CULTURAL RESOURCES

Potentially Significant Impact: *(a) Future construction on Parcel A or Parcel B could cause a substantial adverse change to the historical resource on Parcel B.*

Mitigation Measure(s):

Cultural Resources 1: The CDD shall approve any modification to one of the listed contributing buildings or structures on Parcel B (single-family residence, carriage house, stable, hay barn, tack room, water tower, four Doric columns with a trellis, or bridge), and a Secretary of the Interior's Standards report prepared by a qualified architectural historian as defined in the Secretary of Interior's Standards (36 CFR 61), shall be submitted to CDD for the review and approval, if deemed necessary by CDD staff. If a building permit is required, prior to final building inspection, as-built photos shall be submitted to CDD for review and approval to verify the modification was constructed per approved plans.

Implementing Action:

COA

Timing of Verification:

Compliance review (if applicable), prior to Planning approval of a building permit; field review during and upon completion of construction

Party Responsible for Verification:

Project Sponsor and contractor(s), project architectural historian (if applicable), CDD, BID

Compliance Verification:

Submittal of materials required per Cultural Resources 1 for CDD approval; include CDD approved plans in construction plans for CDD and Building approval; during construction with Building Inspection approval; and, upon completion of construction with Building Inspection and CDD approval

Cultural Resources 2: Prior to submittal of a building permit application for Parcel A, the architectural plans for the new residence shall be submitted for the review and approval by CDD staff to verify its design will not deter from the character defining features of the contributor buildings of Parcel B. Prior to final building inspection, as-built photos shall be submitted to CDD for review and approval to verify the residence was constructed per approved plans.

Implementing Action:

COA

Abbreviations:

Condition of Approval (COA)

Community Development Division (CDD)

Building Inspection Division (BID)

Mitigation Monitoring and Reporting Program

CDMS24-00013

Page 5 of 16

Timing of Verification:	Compliance review (if applicable), prior to Planning approval of a building permit; field review during and upon completion of construction
Party Responsible for Verification:	Project Sponsor and contractor(s), CDD, BID
Compliance Verification:	Submittal of materials required per Cultural Resources 2 for CDD approval; include CDD approved plans in construction plans for CDD and Building approval; during construction with Building Inspection approval; and, upon completion of construction with Building Inspection and CDD approval.
Potentially Significant Impact: <i>(b) Accidental discovery of buried archaeological resources could occur during grading and other earthwork on Parcel A.</i>	
Mitigation Measure(s):	
<p>Cultural Resources 3: The following Mitigation Measures shall be implemented during project construction.</p> <ul style="list-style-type: none"> a. A program of on-site education to instruct all construction personnel in the identification of archaeological deposits shall be conducted by a certified archaeologist prior to the start of any grading or construction activities. b. If archaeological materials are uncovered during grading, trenching, or other on-site excavation, all work within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American tribe(s) that has requested consultation and/or demonstrated interest in the project site, have had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s) if deemed necessary. 	
Implementing Action:	COA
Timing of Verification:	Prior to active project construction; field review during construction
Party Responsible for Verification:	Project Sponsor and contractor(s), project archaeologist, CDD, BID

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)
Building Inspection Division (BID)

Mitigation Monitoring and Reporting Program
CDMS24-00013
Page 6 of 16

Compliance Verification:	Field verification by contractor, project archaeologist, BID
Potentially Significant Impact: <i>(c) Accidental discovery of human remains could occur during project construction on Parcel A.</i>	
Mitigation Measure(s):	
<p>Cultural Resources 4: Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the landowner for treatment and disposition of the ancestor's remains. The landowner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.</p>	
Implementing Action:	COA
Timing of Verification:	Field review during construction
Party Responsible for Verification:	Project Sponsor and contractor(s), project archaeologist, CDD, BID
Compliance Verification:	Field verification by contractor, project archaeologist, BID

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)
Building Inspection Division (BID)

Mitigation Monitoring and Reporting Program
CDMS24-00013
Page 7 of 16

SECTION 7: GEOLOGY AND SOILS

Potentially Significant Impacts: *(a.iii) Seismic-related liquefaction could affect future construction on Parcel A. (c) Soil on Parcel A could become unstable and result in liquefaction. (d) Expansive and corrosive soils on Parcel A could affect construction on the site.*

Mitigation Measure(s):

Geology 1: At the time of submittal of a grading or building permit application for Parcel A, the project sponsor shall submit a comprehensive geotechnical report that (i) references proposed grading, drainage and any foundation plans for the project, and (ii) is based on adequate subsurface exploration, laboratory testing of samples and engineering evaluation of the data gathered. The scope of the geotechnical investigation shall address the full range of potential "Geology & Soils" hazards addressed by State CEQA Guidelines. Regarding soils conditions, the scope of the investigation shall evaluate the following potential hazards: (i) expansive soils, (ii) corrosive soils, and (iii) undocumented fill. Recommendations shall be provided to mitigate any hazards that are confirmed to be present on the project site. Additionally, the report shall include evaluation of (iv) siting and design of the proposed bioretention basin and the associated retaining walls. their effect on planned improvements, and to address the hazard posed by earthquake ground shaking, (v) provide prevailing California Building Code seismic parameters. The required report shall provide specific criteria and standards for site grading, drainage and foundation design based on adequate subsurface data.

Geology 2: The geotechnical report required in Geology 1 shall be subject to review by the County Peer Review Geologist, and review and approval by the CDD. Improvement, grading, and building plans shall carry out the recommendations of the approved report.

Geology 3: The geotechnical report required in Geology 1 routinely includes recommended geotechnical observation and testing services during construction. These services are essential to the success of the project. They allow the geotechnical engineer to (i) ensure geotechnical recommendations for the 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 Contra Costa County Department of Conservation and Development, Building Inspection Division (BID) approval, based on exposed conditions. The monitoring shall commence during clearing, and extend through grading, placement of engineered fill, installation of recommended

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)
Building Inspection Division (BID)

Mitigation Monitoring and Reporting Program
CDMS24-00013
Page 8 of 16

drainage facilities, and foundation related work. A hard hold shall be placed by the CDD on the "final" grading inspection for each residence, pending submittal of a report from the project geotechnical engineer that documents their observation and testing services during grading and drainage related improvements. Similarly, a hard hold shall be placed on the final building inspection for each residence by the CDD, pending submittal of a letter-report from the geotechnical engineer documenting the monitoring services associated with implementation of foundation-related geotechnical recommendations. The geotechnical monitoring shall include any pier hole drilling/ foundation preparation work/ installation of drainage improvements.

Geology 4: 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 and approval by the BID Grading Section.

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents; field review during construction
Party Responsible for Verification:	Project Sponsor and contractor(s), project geotechnical engineer, County Peer Review Geologist, CDD, BID
Compliance Verification:	County Peer Review Geologist review of construction documents, CDD review and approval of construction documents, Field verification by contractor, project geotechnical engineer, BID

Potentially Significant Impact: *(f) Grading and other earthwork on Parcel A could directly or indirectly destroy buried fossils or other paleontological resource or hidden geologic feature.*

Mitigation Measure(s):

Cultural Resources 3: The following Mitigation Measures shall be implemented during project construction.

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)
Building Inspection Division (BID)

Mitigation Monitoring and Reporting Program
CDMS24-00013
Page 9 of 16

<p>a. A program of on-site education to instruct all construction personnel in the identification of archaeological deposits shall be conducted by a certified archaeologist prior to the start of any grading or construction activities.</p> <p>b. If archaeological materials are uncovered during grading, trenching, or other on-site excavation, all work within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American tribe(s) that has requested consultation and/or demonstrated interest in the project site, have had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s) if deemed necessary.</p>	
Implementing Action:	COA
Timing of Verification:	Prior to active project construction; field review during construction
Party Responsible for Verification:	Project Sponsor and contractor(s), project archaeologist, CDD, BID
Compliance Verification:	Field verification by contractor, project archaeologist, BID

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)
Building Inspection Division (BID)

Mitigation Monitoring and Reporting Program
CDMS24-00013
Page 10 of 16

SECTION 13: NOISE

Potentially Significant Impact: *(c) Future construction on Parcel A could result in generation of a temporary but substantial increase in noise levels in the project vicinity.*

Mitigation Measure(s):

Noise 1: The following noise reduction measures shall be implemented during project construction and shall be included on all construction plans.

- a. The Project Sponsor shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.
- b. The Project Sponsor shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.
- c. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.
- d. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:
 - New Year's Day (State and Federal)
 - Birthday of Martin Luther King, Jr. (State and Federal)
 - Washington's Birthday (Federal)
 - Lincoln's Birthday (State)
 - President's Day (State)
 - Cesar Chavez Day (State)
 - Memorial Day (State and Federal)
 - Juneteenth National Independence Holiday (Federal)

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)
Building Inspection Division (BID)

Mitigation Monitoring and Reporting Program
CDMS24-00013
Page 11 of 16

Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (Federal)
Veterans Day (State and Federal)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
Christmas Day (State and Federal)

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

Federal Holidays: [Federal Holidays \(opm.gov\)](https://www.opm.gov)

California Holidays: [State Holidays \(ca.gov\)](https://www.ca.gov)

- e. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.

Implementing Action:	COA
Timing of Verification:	During project construction
Party Responsible for Verification:	Project Sponsor and contractor(s), CDD, BID
Compliance Verification:	Field verification by contractor, BID

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)
Building Inspection Division (BID)

Mitigation Monitoring and Reporting Program
CDMS24-00013
Page 12 of 16

SECTION 18: TRIBAL CULTURAL RESOURCES

Potentially Significant Impact: *(b) Damage or destruction of previously undiscovered archaeological resources and human remains, and buried paleontological resources, could occur during grading and other earthwork on Parcel A.*

Mitigation Measure(s):

Cultural Resources 3: The following Mitigation Measures shall be implemented during project construction.

- a. A program of on-site education to instruct all construction personnel in the identification of archaeological deposits shall be conducted by a certified archaeologist prior to the start of any grading or construction activities.
- b. If archaeological materials are uncovered during grading, trenching, or other on-site excavation, all work within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American tribe(s) that has requested consultation and/or demonstrated interest in the project site, have had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s) if deemed necessary.

Cultural Resources 4: Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may be those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the landowner for treatment and disposition of the ancestor's remains. The landowner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Implementing Action:	COA
Timing of Verification:	Prior to active project construction; field review during construction

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)
Building Inspection Division (BID)

Mitigation Monitoring and Reporting Program
CDMS24-00013
Page 13 of 16

Party Responsible for Verification:	Project Sponsor and contractor(s), project archaeologist, CDD, BID
Compliance Verification:	Field verification by contractor, project archaeologist, BID

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)
Building Inspection Division (BID)

Mitigation Monitoring and Reporting Program
CDMS24-00013
Page 14 of 16

SECTION 20: WILDFIRE

Potentially Significant Impacts: *(d) Post-fire-related liquefaction could affect future construction on Parcel A.*

Mitigation Measure(s):

Geology 1: At the time of submittal of a grading or building permit application for Parcel A, the project sponsor shall submit a comprehensive geotechnical report that (i) references proposed grading, drainage and any foundation plans for the project, and (ii) is based on adequate subsurface exploration, laboratory testing of samples and engineering evaluation of the data gathered. The scope of the geotechnical investigation shall address the full range of potential "Geology & Soils" hazards addressed by State CEQA Guidelines. Regarding soils conditions, the scope of the investigation shall evaluate the following potential hazards: (i) expansive soils, (ii) corrosive soils, and (iii) undocumented fill. Recommendations shall be provided to mitigate any hazards that are confirmed to be present on the project site. Additionally, the report shall include evaluation of (iv) siting and design of the proposed bioretention basin and the associated retaining walls. their effect on planned improvements, and to address the hazard posed by earthquake ground shaking, (v) provide prevailing California Building Code seismic parameters. The required report shall provide specific criteria and standards for site grading, drainage and foundation design based on adequate subsurface data.

Geology 2: The geotechnical report required in Geology 1 shall be subject to review by the County Peer Review Geologist, and review and approval by the CDD. Improvement, grading, and building plans shall carry out the recommendations of the approved report.

Geology 3: The geotechnical report required in Geology 1 routinely includes recommended geotechnical observation and testing services during construction. These services are essential to the success of the project. They allow the geotechnical engineer to (i) ensure geotechnical recommendations for the 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 Contra Costa County Department of Conservation and Development, Building Inspection Division (BID) approval, based on exposed conditions. The monitoring shall commence during clearing, and extend through grading, placement of engineered fill, installation of recommended drainage facilities, and foundation related work. A hard hold shall be placed by the CDD on the "final" grading inspection for each residence, pending submittal of a report from

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)
Building Inspection Division (BID)

Mitigation Monitoring and Reporting Program
CDMS24-00013
Page 15 of 16

the project geotechnical engineer that documents their observation and testing services during grading and drainage related improvements. Similarly, a hard hold shall be placed on the final building inspection for each residence by the CDD, pending submittal of a letter-report from the geotechnical engineer documenting the monitoring services associated with implementation of foundation-related geotechnical recommendations. The geotechnical monitoring shall include any pier hole drilling/ foundation preparation work/ installation of drainage improvements.

Geology 4: 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 and approval by the BID Grading Section.

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents; field review during construction
Party Responsible for Verification:	Project Sponsor and contractor(s), project geotechnical engineer, County Peer Review Geologist, CDD, BID
Compliance Verification:	County Peer Review Geologist review of construction documents, CDD review and approval of construction documents, Field verification by contractor, project geotechnical engineer, BID

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)
Building Inspection Division (BID)

Mitigation Monitoring and Reporting Program
CDMS24-00013
Page 16 of 16