

FINAL Mitigation Monitoring and Reporting Program

County File # CDRZ23-03271 & CDMS23-00005

Green Valley Road Rezone and Two-Lot Minor Subdivision

**1921 Green Valley Road
Alamo, CA 94507**

November 17, 2025

SECTION 4: BIOLOGICAL RESOURCES

Potentially Significant Impacts: *No special-status plants have been mapped on or adjacent to the project site and the portion of the project site where construction would occur is a highly disturbed area due to regular weed control. However, the existing barn and the trees within the project area could be used by a variety of bird and bat species for nesting. Thus, the removal of trees from the subject property and development of the project on proposed Parcel B may have an adverse environmental impact on nesting birds, and on special-status animal species such as western bumblebees, Townsend's Big-Eared Bats and Pallid Bats.*

Mitigation Measure(s):

BIO-1: Pre-Construction Nesting Bird Surveys – To avoid impacts to nesting birds, a nesting survey should be conducted **no more than 15 days prior to the commencement of demolition, construction, or tree removal, whichever is first**, if this work would commence between February 1st and August 31st. The nesting survey should include an examination of the barn onsite and all trees onsite and within 200 feet of the entire project site (i.e., within a zone of influence of nesting birds), not just trees slated for removal. The zone of influence includes those areas outside the project site where birds could be disturbed by earth-moving vibrations and/or other construction-related noise.

If birds are identified nesting on or within the zone of influence of the construction project, a qualified biologist should establish a temporary protective nest buffer around the nest(s). The nest buffer should be staked with orange construction fencing. The buffer must be of sufficient size to protect the nesting site from construction-related disturbance and should be established by a qualified ornithologist or biologist with extensive experience working with nesting birds near and on construction sites. Typically, adequate nesting buffers are 50 feet from the nest site or nest tree dripline for small birds and up to 300 feet for sensitive nesting birds that include several raptor species known within the region of the project site but that are not expected to occur on the project site. Upon completion of nesting surveys, if nesting birds are identified on or within a zone of influence of the project site, a qualified ornithologist/biologist that frequently works with nesting birds should prescribe adequate nesting buffers to protect the nesting birds from harm while the project is constructed.

No construction or earth-moving activity should occur within any established nest protection buffer prior to September 1 unless it is determined by a qualified ornithologist/biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed. In the region of the project site, most species complete nesting by mid-July. This date can be significantly earlier or later and would have to be determined by the qualified biologist. At the end of the nesting cycle, and fledging from the nest by its occupants, as determined by a qualified

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biologist, temporary nesting buffers may be removed, and construction may commence in established nesting buffers without further regard for the nest site.

BIO-2: Pre-construction Western Bumblebee Surveys – To avoid “take” of western bumblebee, a qualified entomologist shall conduct a take avoidance survey for active bumblebee colony nesting sites in any previously undisturbed area prior to the start of construction, if the work will occur during the flying season (March through August). Survey results, including negative findings, shall be submitted to the Community Development Department (CDD) **prior to issuance of a grading or building permit, or the start of ground-disturbing activities, whichever is first.** Surveys shall take place during the flying season when the species is most likely to be detected above ground. The surveys shall occur when temperatures are above 60 degrees Fahrenheit (°F), on sunny days with wind speeds below 8 miles per hour, and at least 2 hours after sunrise and 3 hours before sunset as these are the best conditions to detect bumblebees. Surveyors shall conduct transect surveys focusing on detection conditions to detect bumblebees. Surveyors shall conduct transect surveys focusing on detection of foraging bumblebees and underground nests using visual aids such as binoculars. At a minimum, a survey report shall provide the following:

- If no western bumblebees or potential western bumblebees are detected, no further mitigation is required.
- If potential western bumblebees are seen but cannot be identified, the applicant shall obtain authorization from CDFW to use nonlethal netting methods to capture bumblebees to identify them to species.
- If protected bumblebee nests are found, a plan to protect bumblebee nests and individuals to ensure no take of western bumblebee species shall be developed by a qualified entomologist and submitted to the CDD for review. The County shall approve the plan prior to implementation.

BIO-3: Pre-construction Bat Surveys – In order to avoid impacts to roosting pallid bat or Townsend’s big-eared bat, building and tree removal should only be conducted during seasonal periods of bat activity: between August 31 and October 15, when bats would be able to fly and feed independently, and between March 1 and April 1st to avoid hibernating bats, and prior to the formation of maternity colonies. Then a qualified biologist, one with at least two years of experience surveying for bats, should do preconstruction surveys for roosting bats **no more than 14 days prior to issuance of a demolition, grading, or building permit, or the start of tree removal, whichever is first.** If the qualified biologist finds evidence of bat presence during the surveys, then the biologist should develop a plan for removal and exclusion, in conjunction with the CDFW.

If building or tree removal must occur outside of the seasonal activity periods mentioned above (i.e., between October 16 and February 28/29, or between April 2 and August 30), then

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a qualified biologist, one with at least two years of experience surveying for bats, should do preconstruction surveys **no more than 14 days prior to issuance of a demolition, grading, or building permit, or the start of tree removal, whichever is first.** If roosts are found, a determination should be made whether there are young. If a maternity site is found, impacts to the maternity site will be avoided by establishment of a non-disturbance buffer until the young have reached independence. The size of the buffer zone should be determined by the qualified bat biologist at the time of the surveys. If the qualified biologist finds evidence of bat presence during the surveys, then the biologist should develop a plan for removal and exclusion, when there are not dependent young present, in conjunction with the CDFW.

Implementing Action:	COA
Timing of Verification:	Prior to tree removal, earthmoving, or construction activities
Party Responsible for Verification:	Project proponent, CDD staff, Consulting Biologist, Entomologist
Compliance Verification:	Review of Biologist or Entomologist report or surveys, or other verification provided to CDD staff

SECTION 4: CULTURAL RESOURCES and SECTION 18: TRIBAL CULTURAL RESOURCES

Potentially Significant Impacts: *Upon approval of the project, the future development of the site would include ground disturbance which has the potential for uncovering previously unknown cultural resources or human remains.*

Mitigation Measure(s):

CUL 1: If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery shall be redirected. A qualified archaeologist certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American Tribe that has requested consultation and/or demonstrated interest in the project shall be contacted to evaluate the significance of the finds and suggest appropriate mitigation(s) if deemed necessary.

CUL 2: If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, they will need to be avoided by impacts or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

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Prehistoric materials can include flake-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite tool-making debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass ceramics, and other refuse.

CUL-3: 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 land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Implementing Action:	COA
Timing of Verification:	Upon discovery of archaeological materials or human remains
Party Responsible for Verification:	Project proponent, CDD staff, consulting Archaeologist, County coroner
Compliance Verification:	Review of archaeologist's report

SECTION 5: GEOLOGY AND SOILS

Potentially Significant Impacts: *Based on the preliminary geotechnical investigation by GFK & Associates, Inc., there are potentially significant geologic/geotechnical impacts including earthquake-induced landslides/slope instability, soil corrosivity, the presence of expansive soils, and seismic hazards including earthquake ground shaking. Therefore, there is a potentially substantial impact on the ability of the proposed project to create a direct or indirect risk to life or property. In addition, although there are no known paleontological resources located on the subject property, ground disturbance during the project's grading phase has the potential for disturbing previously unknown unique paleontological resources.*

Mitigation Measure(s):

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GEO-1: Prior to recordation of the parcel map or CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first, the project proponent shall submit for review by the CDD and the County Peer Review Geologist a final geotechnical report and Landslide Hazard Assessment that is prepared by an engineering geologist working in combination with the project geotechnical engineer. The report shall be compliant with the standards required for projects within the SHZ and its scope shall include:

- an original geologic map prepared by the engineering geologist which shall interpret site conditions, including delineation of any potentially hazardous soil conditions, and measurements of the orientation of bedding and dominant jointing from measurements made on site or in the immediate vicinity;
- a slope stability analysis that is compliant with standards of the SHZ Mapping Act, including standards for an acceptable safety factor and justification for the method of analysis selected (e.g. displacement model or computer program utilized in the analysis; justification for any assumptions regarding seismic parameters and engineering properties of rock and soil that are made);
- a review of improvement plans and updated recommendations and specifications that are needed for the project, if any, including any mitigation measure needed to respond to the results of slope stability analysis;
- recommendations for geotechnical monitoring and testing during the construction period; and,
- laboratory test data to evaluate the corrosion potential of soils and bedrock.

An investigation that does not adequately respond to each provision above shall require submitting supplemental data.

GEO-2: Prior to requesting final building inspection for a new residence or retaining walls, the applicant/project proponent shall submit a letter or report from the geotechnical engineer documenting the monitoring work performed as indicated in the Landslide Hazard Assessment (GEO-1), including a map showing location and depth of subdrains and their cleanouts (if any), compaction test result and description of the bedrock exposures made during construction (i.e., lithology, degree of weathering, and orientation of bedding, etc.), and the opinion of the geotechnical engineer on compliance of the as-graded and as-built improvements with recommendations in the geotechnical report.

GEO-3: Should unique paleontological materials be uncovered during grading, trenching, or other on-site excavation(s), all earthwork within 30 yards of the materials shall be stopped until the Community Development Division (CDD) has been notified, and a qualified paleontologist contacted and retained to evaluate the significance of the find, and, if deemed necessary, suggest appropriate mitigation(s).

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Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents and throughout construction-related activity
Party Responsible for Verification:	Project proponent, CDD staff, Consulting Geotechnical Engineer, County Geologist
Compliance Verification:	Review of Construction Drawings, review of Geotechnical Engineer's report.
SECTION 20: WILDFIRE	
Potentially Significant Impacts: <i>The project is located in a State Responsibility Area and lands designated as High Fire Hazard Severity Zone. Although there was no indication from the San Ramon Valley Fire Protection District review of the project that the proposed development poses a significant fire risk during or after construction, there is a potential for the steep slopes of the project area to exacerbate wildfire spread.</i>	
Mitigation Measure(s):	
FIRE-1: Prior to CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first, the applicant shall develop and submit to the CDD and the Fire District a written plan to establish, implement, and maintain a fire prevention program at the project site throughout all phases of construction of the development. FIRE-2: Prior to recordation of the parcel map or CDD stamp-approval of plans for issuance of a grading or building permit, whichever is first, the applicant shall submit to the CDD and the Fire District a written fire prevention management plan for all combustible materials stored outside and/or vegetation growth including but not limited to trees, weeds, grass, and vines, that is capable of being ignited and endangering property.	
Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents, prior to parcel map recordation, and throughout operation.
Party Responsible for Verification:	Project proponent/property owner(s), CDD staff, Fire Protection District staff
Compliance Verification:	Review of fire prevention/management plans

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