

**Mitigation Monitoring and Reporting Program
for the
Addendum to the North Camino Roman Specific Plan EIR
Iron Horse Village Project
City of San Ramon, Contra Costa County, California**

Prepared for:

City of San Ramon

700 Bollinger Canyon Road

San Ramon, CA 94583

925.973.2568

Contact: Ryan Driscoll, Associate Planner

Prepared by:

FirstCarbon Solutions

2999 Oak Road, Suite 250

Walnut Creek, CA 94597

925.357.2562

Contact: Mary Bean, Project Director

Rachel Krusenoski, Project Manager

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PREFACE

Pursuant to Section 21081.6 of the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15097, the Lead Agency adopted a Mitigation Monitoring and Reporting Program (MMRP) in conjunction with approval of the North Camino Ramon Specific Plan and the North Camino Ramon Specific Plan Certified Environmental Impact Report (State Clearinghouse [SCH] No. 2010092014, certified July 24, 2012). The purpose of the MMRP is to ensure compliance with the mitigation measures occurs during project implementation.

The Addendum to the North Camino Ramon Specific Plan EIR prepared for the Iron Horse Village Project concluded that approved mitigation measures from the previous certified EIR are applicable. This MMRP documents how and when the mitigation measures adopted by the lead agency in the North Camino Ramon Specific Plan EIR will be implemented for the proposed project and confirms that potential environmental impacts are reduced to less than significant levels as identified in the Addendum. If there is a conflict between the mitigation identified in the North Camino Ramon Specific Plan EIR and this Addendum, the language in this Addendum shall control.

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

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Table 1: City Village Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
III. Air Quality					
MM AIR-4: Prior to the final discretionary approval for any residential use that occur pursuant to the North Camino Ramon Specific Plan, the City of San Ramon shall determine the area of impact from toxic emissions from Interstate 680 and existing stationary sources that may potentially exceed the BAAQMD significance criteria for cancer or non-cancer Toxic Air Contaminant exposure. Emissions from Interstate 680 shall be estimated using the BAAQMD roadway screening tool. Impacts from stationary sources near the project shall be compared with the distance threshold recommended by California Air Resources Board’s Land Use Handbook distance guidance. If residential projects are proposed within an area exceeding the threshold, the City shall require a Health Risk Assessment to determine the refined impact level and to identify design features such as high efficiency ventilation and cooling systems that shall be installed to reduce the impact to less than significant levels. The City shall prohibit the construction of any sensitive receptor land use within the area of impact of Interstate 680 or stationary source as described above unless the risk is less than the BAAQMD’s significance criteria for TACs exposure. In compliance with this mitigation measure, a Health Risk Assessment (HRA) was prepared for this proposed project. Conditions of Approval The following condition of approval shall be required to ensure that air quality impacts from the proposed project would be reduced to less than significant. COA AIR-2: Pursuant to Adopted General Plan Policy 12.6-I-3, prior to issuance of grading or building permit, whichever	Preparation of a HRA to determine the refines impact level and identify design features that shall be installed to reduce the impact to a less than significant level	Prior to the final discretionary approval(s) for the proposed project	City of San Ramon		

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occurs first, the project applicant shall provide documentation to the City of San Ramon Community Development Department, Planning Services, demonstrating that any construction and grading activities shall incorporate dust control measures as recommended by the Bay Area Air Quality Management District (BAAQMD), such as: • All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least two times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard. • All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. • 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. • 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 (ACTM) Title 13, Section 2485 of California Code of Regulations. Clear signage regarding idling restrictions shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified					

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mechanic and determined to be running in proper condition prior to operation. The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The City and the construction contractor shall take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.					
IV. Biological Resources					
MM BIO-1: If suitable avian nesting habitat is intended to be removed during the nesting season (February 1 through August 31), a qualified Biologist shall conduct a nesting bird survey to identify any potential nesting activity no more than 7 days prior to initial construction activities. If passerine birds are found to be nesting, or there is evidence of nesting behavior within 250 feet of the impact area, the Biologist shall determine an appropriate buffer that shall be required around the nests. No vegetation removal or ground disturbance would occur within this buffer. For raptor species—birds of prey such as hawks and owls—this buffer would generally be up to 500 feet. A qualified Biologist shall monitor the nests closely until it is determined that the nests are no longer active, at which time construction activities may commence within the buffer area. Construction activity may encroach into the buffer area at the discretion of the Biological Monitor. Tree or vegetation removal activities that occur outside of the nesting season (September 1 through January 31) are not subject to the requirements of this mitigation measure.	Submittal of documentation (results of Nesting Bird Survey, results of special-status bats survey, results of buildings and tree survey for roosting bats); Notes on construction plans	Nesting Bird Survey: Prior to tree or vegetation removal activities that occur between February 1 and August 31 Special-status Bats Survey: No less than 7 days prior to beginning ground disturbance and/or construction, including tree removal Roosting Bat Survey: No less than 7 days prior to building demolition. If bats are found and evicted from buildings to be demolished between September 1 and March 31, a qualified Biologist must verify bats did not	City of San Ramon		

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To enhance the effectiveness of MM BIO-1 and to ensure compliance with General Plan Policy 8.1-G-1, the project shall adhere to the following requirements: A qualified Wildlife Biologist shall conduct a survey for special-status bats between April 1 and October 15 during the appropriate time of day to maximize detectability to determine whether bat species are roosting near the work area no less than 7 days prior to beginning ground disturbance and/or construction, including tree removal. Survey methodology may include visual surveys of bats (e.g., observation of bats during foraging period), inspection for suitable habitat, bat sign (e.g., guano), or use of ultrasonic detectors (e.g., Anabat). Visual surveys will include trees within 100 feet of project construction activities. No less than 7 days prior to building demolition, the applicants for development on the project parcel shall ensure that a qualified Biologist (i.e., one familiar with the identification of bats and signs of bats) survey buildings and trees proposed for removal for the presence of roosting bats or evidence of bats. If no roosting bats or evidence of bats are found in the structure, demolition may proceed. If the Biologist determines or presumes bats are present (if there are site access issues or structural safety concerns), the Biologist shall exclude the bats from suitable spaces by installing one-way exclusion devices. After the bats vacate the space, the Biologist shall close off the space to prevent recolonization. Building demolition shall only commence after the Biologist verifies 7 to 10 days later that the exclusion methods have successfully prevented bats from returning. To avoid impacts on roosting and non-volant (i.e., nonflying) bats, the Biologist shall only conduct bat exclusion and eviction outside of the maternity season for bats (generally from March 1–August 31).		return 7-10 days prior to demolition			

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V. Cultural Resources					
MM CUL-1: If a potentially significant prehistoric or historic resource is encountered during subsurface activities, all construction within a 100-foot radius of the find shall cease until a qualified Archaeologist determines whether the resource requires further study. The project applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria by a qualified Archaeologist. Potentially significant cultural resources consist of, but are not limited to, glass, ceramics, stone, bone, wood, and shell artifacts or features, including hearths, structural remains, or historic dumpsites. If the resource is determined to be significant under CEQA, a qualified Archaeologist shall prepare and implement a research design and archaeological data recovery plan, if necessary. The Archaeologist shall also perform appropriate technical analyses, prepare a full written report, and file it with the appropriate information center, and provide permanent curation of the recovered resources. Conditions of Approval In compliance with the requirements of MM CUL-1 of the previous certified EIR and Addendum, the following COA shall be required to ensure that impacts to cultural and tribal cultural resources from the proposed project would be reduced to less than significant. COA CUL-1: Prior to the start of ground-disturbing activities, a qualified Archaeologist shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the types of archaeologist	Notes on construction plans; Site inspection; Submittal of documentation (including verification of completed sensitivity training and Archaeological Resources Data Recovery and Treatment Plan if necessary)	Archaeological Evaluation: During subsurface activities Sensitivity Training: Prior to the start of ground-disturbing activities Archaeological Resources Data Recovery and Treatment Plan: After a significant prehistoric or historic resource is encountered during subsurface activities and preservation in place is determined to be infeasible	City of San Ramon		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. Preservation in place maintains the important relationship between artifacts and their archaeological context and also serves to avoid conflict with traditional and religious values of groups who may ascribe meaning to the resource. In compliance with Public Resources Code Section 21083.2, preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. If a significant prehistoric or historic resource is encountered during subsurface activities and preservation in place is determined to be infeasible and data recovery through excavation is the only feasible mitigation available, an Archaeological Resources Data Recovery and Treatment Plan shall be prepared and implemented by the qualified Archaeologist that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource. The appropriate Native American tribal representatives shall be consulted in determining any treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resources, beyond those that are scientifically important, are considered. The plan shall include provisions for the final disposition of the recovered resources, which may include on-site reburial, curation at a public, non-profit institution, or donation to a local Native American Tribe, school, or historical society.					
MM CUL-4: If human remains are encountered during earth-disturbing activities, all work within 100 feet of the find shall stop immediately and the Contra Costa County Coroner's office shall be notified. If the Coroner determines the remains are Native American in origin, the Native American Heritage	Notes on construction plans; Site inspections; Submittal of documentation (if necessary)	Evaluation for Human Remains: During earth-disturbing activities NAHC Notification: 24	City of San Ramon		

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Commission (NAHC) shall be notified and, in turn, shall notify the person determined to be the Most Likely Descendant (MLD). The MLD will provide recommendations for treatment of the remains (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code [PRC] § 5097.94 and 5097.98).		hours after remains found at the project site are determined to be of Native American descent			
VII. Geology, Seismicity, and Soils					
MM CUL-3: Prior to initiation of deep excavation procedures at depths greater than 10 feet, a qualified paleontological monitor will be retained to conduct an on-site monitoring program to ensure protection of previously unknown paleontological specimens. In the event a fossil is discovered during construction of the proposed project when the paleontological monitor is not present, excavation within 100 feet of the find shall be temporarily halted until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The project applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall notify the City and project applicant of the procedures that must be followed before construction is allowed to resume at the location of the find. If the find is determined to be significant and the City determines that avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards. The plan shall be submitted to the City for review and approval. Upon approval, the plan shall be incorporated into the project.	Notes on construction plans; Site inspection; Submittal of documentation (if necessary)	Paleontological Monitoring: Prior to initiation of deep excavation procedures at depths greater than 10 feet Plan Incorporation: Upon approval	City of San Ramon		
MM GEO-1b: Prior to issuance of building permits for new construction on any property within the Specific Plan, the project applicant shall submit a design-level geotechnical study and building plans to the City of San Ramon for review and approval. The building plans shall demonstrate that they	Approval of study	Prior to issuance of building permits for new construction on any property within the Specific Plan	City of San Ramon		

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incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the most recent version of the California Building Standards Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering and structural foundations. The approved plans shall be incorporated into the proposed project. All on-site soil engineering activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist.					
MM HYD-1a: Prior to the issuance of grading permits for areas larger than 1 acre within the Specific Plan area, the project applicant shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) and Grading Plan to the City of San Ramon that identify specific actions and Best Management Practices (BMPs) to prevent stormwater pollution from construction sources. The plans shall identify a practical sequence for site restoration, BMP implementation, contingency measures, responsible parties, and agency contacts. The applicant shall include conditions in construction contracts requiring the plans to be implemented and shall have the ability to enforce the requirement through fines and other penalties. The plans shall incorporate control measures in the following categories: • Soil stabilization practices • Dewatering practices (if necessary) • Sediment and runoff control practices • Monitoring protocols • Waste management and disposal control practices Once approved by the City, the applicant's contractor shall be responsible throughout the duration of the project for	Approval of SWPPP; Notes on construction plans; Site inspection	SWPP Preparation: Prior to the issuance of grading permits for areas larger than 1 acre Control Measures: During construction	City of San Ramon		

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installing, constructing, inspecting, and maintaining the control measures included in the SWPPP and Grading Plan.					
MM HYD-1b: The City shall ensure that SWPPPs for projects within the Specific Plan area identify pollutant sources that could affect the quality of stormwater discharges from the construction site. Control practices shall include those that effectively treat target pollutants in stormwater discharges anticipated from project construction sites. To protect receiving water quality, the SWPPP shall include but not be limited to the following elements: • Temporary erosion control measures (such as fiber rolls, staked straw bales, detention basins, temporary inlet protection, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) shall be employed for disturbed areas. • No disturbed surfaces will be left without erosion control measures in place during • Sediment shall be retained on-site by a system of sediment basins, traps, or other appropriate measures. Of critical importance is the protection of existing catch basins that drain to San Ramon Creek. • The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains. • BMP performance and effectiveness shall be determined either by visual means where applicable (i.e., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (inadvertent petroleum release), is required by the RWQCB to determine adequacy of the measure. • In the event of significant construction delays or delays in final landscape installation, native grasses or other	Notes on construction plans; Site inspection	During construction	City of San Ramon		

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appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the wet season.					
X. Hydrology and Water Quality					
See MM HYD-1a under VII. Geology, Seismicity, and Soils					
See MM HYD-1b under VII. Geology, Seismicity, and Soils					
XIII. Noise					
MM NOI-1a: All construction contractors shall adhere to the following noise attenuation requirements: - Construction activities shall be restricted from occurring Monday through Friday between the hours of 6:00 p.m. and 7:30 a.m. or on Saturday and Sunday between the hours of 6:00 p.m. and 9:00 a.m. or anytime on federal holidays. The City of San Ramon shall have the discretion to permit construction activities to occur outside of allowable hours if compelling circumstances warrant such an exception (e.g., weather conditions necessary to pour concrete). - Construction activities shall not exceed Occupational Safety and Health Administration (OSHA) noise standards of 90 decibel (dB) over 8 continuous hours or 105 dB over 1 continuous hour at any nearby office or residential use. - All construction equipment shall use noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer. The analysis summarized above satisfies the requirements of MM NOI-2. No further analysis or mitigation is required.	Notes on construction plans; Site inspection	During construction	City of San Ramon		
MM NOI-1b: An acoustical analysis shall be prepared for any development that includes residential uses within the Specific Plan area. The acoustical analysis shall analyze potential exterior noise impacts to any ground level yards or patios	Approval of analysis	Prior to issuance of building permits for residential uses within the project site.	City of San Ramon		

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(upper level balconies shall be exempt from exterior noise standards) in order to determine compliance with the City's 60-dBA CNEL exterior noise standard. The acoustical analysis shall also analyze potential interior noise impacts to any habitable rooms in order to determine compliance with the City's 45-dBA CNEL interior noise standard. If the analysis determines an exceedance of noise standards will occur, then the analysis shall develop mitigation to reduce noise levels to within the standards. The noise analysis for the proposed project by FirstCarbon Solutions (FCS) contained within the Addendum satisfies the requirements of MM NOI-1b. No further analysis or mitigation is required. Conditions of Approval In compliance with the requirements of MM NOI-1b of the previously certified EIR, the following condition of approval (COA) shall be required to ensure that traffic noise impacts to the proposed project would be reduced to less than significant. COA NOI-1: a. All proposed residential private outdoor yard spaces that are located within 340 feet of Crow Canyon Road, or within 240 feet of Alcosta Boulevard, and that have a direct line of sight to either roadway (i.e., not shielded by an intervening structure) would be required to include a minimum 6-foot high solid fence that completely blocks the line of sight from the yard to either roadway. The fence shall be constructed to have a minimum surface weight of 4 pounds per square foot and shall have no vertical or horizontal gaps. The Applicant may implement alternative sound attenuation features that a noise study prepared by a qualified acoustical professional demonstrates to the City's reasonable satisfaction					

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will reduce outdoor noise levels to meet the conditionally applicable outdoor noise standard. b. All wall assemblies of all façades with a direct line of sight of and located within 120 feet of the edge of the nearest travel lane of Crow Canyon Road, or within 60 feet of the edge of the nearest travel lane of Alcosta Boulevard shall be required to be constructed to meet a minimum sound transmission class (STC) rating of 35. All windows and doors in these impacted façades must also have a minimum STC rating of 35. These wall assembly STC rating requirements shall be clearly marked on the final construction documents. The verification of the STC rating of the final design of these wall assemblies shall be verified by a qualified acoustical professional prior to issuance of building permits. The Applicant may implement alternative sound attenuation features that a noise study prepared by a qualified acoustical professional demonstrates to the City's reasonable satisfaction will reduce indoor noise levels to meet the applicable interior 45 dBA CNEL noise standard.					
MM NOI-2a: A vibration analysis shall be prepared for any development that would include construction activities located within 130 feet of an off-site sensitive receptor. The vibration analysis shall utilize industry-accepted methodologies that include the recommended vibration assessment procedure and thresholds provided by public agencies such as the California Department of Transportation (Caltrans) or the Federal Highway Administration (FTA). The analysis contained in the Addendum satisfies the requirements of MM NOI-2a. No further analysis or mitigation is required.	Approval of analysis	Prior to issuance of building permits for any use that would include construction activities located within 130 feet of an off-site sensitive receptor	City of San Ramon		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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MM NOI-2b: A vibration analysis shall be prepared for any residential development that will be located within 50 feet of any private loading area or truck route. The vibration analysis shall utilize industry-accepted methodologies that include the recommended vibration assessment procedure and thresholds provided by public agencies such as the California Department of Transportation (Caltrans) or the Federal Highway Administration (FTA). The analysis contained in the Addendum above satisfies the requirements of MM NOI-2b. No further analysis or mitigation is required.	Approval of analysis	Prior to issuance of building permits for any residential development that will be located within 50 feet of any private loading area or truck route	City of San Ramon		
XVII. Transportation					
Conditions of Approval The following COA shall be required to ensure that impacts to transportation from the proposed project would be reduced to less than significant. COA TRANS-1: Prior to Site Development Permit issuance, the Applicant shall coordinate with the adjacent property owner, United States Postal Service (USPS), on a Site Plan to reconfigure the USPS parking lot for adequate site circulation and obtain and forward to USPS comments from the Community Development Director and the City Traffic Engineer on recommended adjustments to the Site Plan. The Applicant shall request that USPS include a drive-aisle and a 5-foot. wide landscape area (Zoning Ordinance Section D3-21(A)(7)) adjacent to the screen wall between the project site and the adjacent USPS parking aisles with no dead-end parking aisle designs.	Approval of site plan	Prior to Site Development Permit issuance.	City of San Ramon		

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XVIII. Utilities and Service Systems					
MM US-4a: Prior to the issuance of demolition and construction permits, project applicants within the Specific Plan area shall submit a recycling plan to the City of San Ramon identifying the procedures by which construction and demolition would be salvaged and recycled to the maximum extent feasible. The plan shall include proof that a construction and demolition debris recycler is under contract to the applicant to perform this work.	Approval of plan; Notes on construction plans	Prior to the issuance of demolition and construction permits	City of San Ramon		
MM US-4b: Prior to the issuance of occupancy permits, project applicants within the Specific Plan area shall submit a Recycling and Waste Reduction Plan to the City of San Ramon identifying practices they and their tenants would implement during project operations that demonstrate at least 50 percent diversion. Operation recycling and waste reduction practices shall include but not be limited to: • Compliance with City of San Ramon’s 50 percent waste diversion ordinance. • Installation of common recycling facilities in all residential uses. These facilities shall be equipped to accept aluminum, cardboard, glass, mixed paper, and plastic materials and contain signage clearly identifying accepted materials. • Periodic notification of residents and commercial tenants about the location of recycling facilities and accepted materials. • Installation of recyclable materials receptacles in public places (along streets in public parks, plazas, and outside of the Transit Center, etc.). Recycling receptacles shall be of high-quality design and shall display signage clearly identifying accepted materials.	Approval of plan; Notes on construction plans	Prior to the issuance of occupancy permits	City of San Ramon		

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Common commercial and residential disposal areas shall be designed with sufficient space to accommodate separate containers for solid waste, recyclables, organics, and—for restaurants—tallow, subject to approval of the franchise waste provider and City of San Ramon. Plans should include adequate and safe access for solid waste and recycling vehicles to access and collect materials.					

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