

December 2025 | Mitigation Monitoring and Reporting Program
State Clearinghouse No. 2023090467

2026 URBAN LIMIT LINE RENEWAL

Contra Costa County

Contra Costa County

Contact: Will Nelson, Assistant Deputy Director
30 Muir Road,
Martinez, CA 94553
(925) 655-2898

Prepared by:

PlaceWorks

Contact: Mark Teague, AICP, Associate Principal
101 Parkshore Drive, Suite 202
Folsom, CA 95630
info@placeworks.com
www.placeworks.com

Section	Page
1. Introduction	1
1.1 PURPOSE OF MITIGATION MONITORING PROGRAM.....	1
1.2 PROPOSED PROJECT	2
1.3 ENVIRONMENTAL IMPACTS	5
2. Mitigation Monitoring Process	7
3. Mitigation Monitoring Requirements.....	8
4. Mitigation Monitoring Reports	23

List of Tables

Table	Page
Table 3-1	Mitigation Monitoring Requirements 10

1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Program has been developed to provide a record of monitoring mitigation measures and conditions of approval outlined in the Draft Environmental Impact Report (DEIR). The Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conformance with Section 21081.6 of the Public Resources Code. Section 21081.6 states:

- (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
 - (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare, and submit a proposed reporting or monitoring program.
 - (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

Pursuant to Ca. Code Regs. Tit. 14, § 15153 (referred to as “Section 15153”) of the State CEQA Guidelines, a lead agency may use an EIR prepared in connection with an earlier project to apply to a later project if the circumstances of the projects are essentially the same. In this instance the earlier project was the adoption of the Contra Costa County 2045 General Plan and Climate Action and Adaptation Plan (CAAP) 2024 Update for which an Environmental Impact Report (GPEIR) was certified. While the ULL was included in the General Plan, it was adopted by voter approval and not established by the General Plan.

An Initial Study for the 2026 Urban Limit Line (ULL) Renewal compared the proposed project to the impacts disclosed in the GPEIR under criteria in Section 15153 to determine whether the GPEIR for the Contra Costa County 2045 General Plan and CAAP 2024 Update adequately evaluated the impacts associated with the proposed project in sufficient detail to serve as the environmental document for the proposed project. This document contains MMRP relevant to the CEQA analysis for the proposed project. Because the proposed project would not result in any new or increased impacts requiring new mitigation measures and the existing mitigation measures in the GPEIR would cover the significant impacts of the proposed project, the mitigation measures in this document are the same as those adopted under the GPEIR.

1.2 PROPOSED PROJECT

1.2.1 PROJECT LOCATION

Contra Costa County is in the East Bay subregion of the San Francisco Bay Area. It borders Alameda County to the south, San Joaquin County to the east, Solano and Sacramento Counties to the north, and San Francisco County to the west. North-to-south regional access is provided through Interstate (I-) 80, I-680, and State Route (SR-) 242; east to west regional access is provided through I-580, SR-4, and SR-24.

While the proposed project involves all lands within the unincorporated county, of specific focus to the proposed project is the County's ULL. The ULL extends across Contra Costa County and, as described below, is intended to delineate a boundary between land that is suitable for urban development in the unincorporated county and land that should be preserved from urban development.

1.2.2 PROJECT SUMMARY

Project Background

On November 6, 1990, Contra Costa County voters approved Measure C (Measure C-1990), the 65/35 Contra Costa County Land Preservation Plan (the 65/35 Plan), which established various mechanisms aimed at containing urban sprawl and protecting resources like agricultural land and scenic ridges. The most significant and impactful of these mechanisms are the 65/35 Land Preservation Standard (the 65/35 Standard) and ULL. Pursuant to the 65/35 Standard, no more than 35 percent of the land within the county may be designated for urban uses (residential, commercial, industrial, etc.) in the General Plans of the County and the 19 incorporated cities within the county, and at least 65 percent must be designated for nonurban uses such as agriculture, open space, and parks. Meanwhile, the ULL establishes a boundary beyond which no land may be designated for urban land uses. Operating together, the 65/35 Standard and ULL limit the geographic extent of urban development in the county.

On November 7, 2006, county voters approved Measure L (Measure L-2006), which carried forward most of the elements of Measure C-1990 while also extending the term of the 65/35 Ordinance to December 31, 2026; requiring a four-fifths vote of the County Board of Supervisors and voter approval to expand the ULL by more than 30 acres; requiring periodic reviews of the ULL by the Board of Supervisors; and adopting a new ULL Map.

Proposed Project

The proposed project is a 2026 ballot measure asking Contra Costa County voters to amend the Land Use Element of the 2045 General Plan and the 65/35 Contra Costa Land Preservation Plan Ordinance (Chapter 82-1 of the County Ordinance Code) to:

1. Extend the term of the 65/35 Land Preservation Plan Ordinance (Chapter 82-1 of the County Ordinance Code) and the County's ULL through December 31, 2051.
2. Modify the periodic ULL review requirements of the 65/35 Land Preservation Plan Ordinance (Chapter 82-1 of the County Ordinance Code) to require review of the ULL boundary concurrently with State-mandated Housing Element update cycles.
3. Modify the criteria and factors enumerated in the 65/35 Land Preservation Plan Ordinance (Chapter 82-1 of the County Ordinance Code) for determining whether land should be considered for placement outside the ULL, to include:
 - a. Lands which qualify for rating as Class I or Class II in the Soil Conservation Service Land Use Capability Classification.
 - b. Lands designated as High or Very High Fire Hazard Severity Zones on maps published by the California Department of Forestry and Fire Protection.
 - c. Lands with slopes of 26 percent or greater.
 - d. Lands at risk from substantial inundation due to flooding or anticipated sea level rise.
 - e. Lands with recorded development restrictions such as agricultural, conservation, or scenic easements or deeded development rights.
 - f. Open space, parks, and other recreation areas.
 - g. Wetlands and undevelopable islands.
 - h. Areas with inadequate water, sewer, and roadway infrastructure.
 - i. Other areas not appropriate for urban growth because of separation from existing development, unstable geologic conditions, likelihood of substantial environmental damage or substantial injury to fish or wildlife or their habitat, and other similar factors rendering the land physically unsuitable for intense development.
4. Retain, during the extended term of the 65/35 Land Preservation Plan Ordinance (Chapter 82-1 of the County Ordinance Code) and the County's ULL, the requirement for voter approval to expand the County's ULL by more than 30 acres, except as specifically authorized in the 65/35 Land Preservation Plan Ordinance, and approved by the voters in this ballot measure, namely:
 - a. The Board of Supervisors may, without subsequent voter approval, expand the ULL by any acreage within the boundaries of the Byron Airport Potential ULL Expansion illustrated on General Plan Land Use Element Figure LU-2, Urban Limit Line, after holding a public hearing at which the Board adopts the General Plan amendment for the expansion, with a four-fifths vote, after making each of the following findings based on substantial evidence in the record:

- i. The expansion is necessary to further the economic viability of Byron Airport and attain the County's goals related to economic development.
 - ii. The expanded ULL area will accommodate uses directly linked to aeronautics, such as aviation research and development, aircraft manufacturing/assembly, and aeronautical schools/training facilities.
 - iii. The expanded ULL area will not accommodate residential development, logistics/distributions centers, lodging, or any other use not directly linked to aeronautics except for minor ancillary uses necessary to support the airport workforce.
 - iv. The expansion will not induce sprawl.
5. Retain in both the General Plan and County Ordinance Code the requirement that a four-fifths vote of the Board of Supervisors is necessary to place a measure on the election ballot to expand the ULL boundary by more than 30 acres through the year 2051.
6. Retain in both the General Plan and County Ordinance Code the existing procedure for any change to the County's ULL under 30 acres based on a four-fifths vote of the Board of Supervisors after holding a public hearing and making at least one of seven findings, as proscribed in both the General Plan and County Ordinance Code, based on substantial evidence in the record.
7. Modify the enumerated findings proscribed in both the General Plan and County Ordinance Code required for a change to the County's ULL under 30 acres to reflect the modified periodic ULL reviews and to make other non-substantive changes.
8. Retain the 65/35 standard for land preservation in Contra Costa County, whereby at least 65 percent of the overall county land area will be retained for non-urban uses through the year 2051.
9. Retain the protections for the county's prime agricultural land, specifically the area designated in the General Plan as the Agricultural Core, by maintaining the 40-acre minimum parcel size.
10. Approve a new ULL Map for the General Plan (Figure LU-2 in the 2045 General Plan Land Use Element), which reflects the following changes:
 - a. Moves 3,487 acres with significant development restrictions, such as ownership by government agencies or encumbrance with conservation or agricultural easements, outside the ULL.
 - b. Moves 1,488 acres of buffer lands around subdivisions, cemeteries, and industrial facilities, outside the ULL.
 - c. Moves 4,403 acres with significant development constraints, such as high fire hazards, steep slopes, and flood hazards, outside the ULL.
 - d. Moves 873 acres outside the ULL and 923 acres inside the ULL to align the ULL with city limits.

- e. Moves 847 acres outside the ULL and 421 acres inside the ULL to simplify and improve understanding of the ULL along the county's shoreline.

The adjustments to the ULL Map are shown on the map attached to the 2026 Voter-Approved Contra Costa County Urban Limit Line ballot measure.

- 11. Update administrative sections of the 65/35 Land Preservation Ordinance to correct outdated text and achieve consistency with the changes described in items 1-10 above.

1.3 ENVIRONMENTAL IMPACTS

As noted in the Initial Study for the proposed project, the proposed project would result in the same impacts as those determined in the GPEIR.

1.3.1 IMPACTS CONSIDERED LESS THAN SIGNIFICANT

The GPEIR identified various thresholds from the CEQA Guidelines among a number of environmental categories that would not be significantly impacted by the proposed project and therefore have no mitigation measures to monitor. Impacts to the following were found to be less than significant:

- AESTHETICS
- ENERGY
- GREENHOUSE GAS EMISSIONS
- HAZARDS AND HAZARDOUS MATERIALS
- HYDROLOGY AND WATER QUALITY
- LAND USE AND PLANNING
- POPULATION AND HOUSING
- PUBLIC SERVICES AND RECREATION
- UTILITIES AND SERVICE SYSTEMS

1.3.2 POTENTIALLY SIGNIFICANT ADVERSE IMPACTS THAT CAN BE MITIGATED, AVOIDED, OR SUBSTANTIALLY LESSENER

The GPEIR identified various thresholds from the CEQA Guidelines among a number of environmental categories that could be reduced, avoided, or substantially lessened through the implementation of mitigation measures.

- BIOLOGICAL RESOURCES
- GEOLOGY AND SOILS

1.3.3 UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

The following impacts would remain significant and unavoidable after implementation of the required mitigation, as identified in the GPEIR:

- AGRICULTURE AND FORESTRY RESOURCES
- AIR QUALITY
- CULTURAL AND TRIBAL CULTURAL RESOURCES
- MINERAL RESOURCES
- NOISE
- TRANSPORTATION
- WILDFIRE

2. *Mitigation Monitoring Process*

Overall MMRP management is the responsibility of the County. The County's technical consultants (CEQA consultant, archaeologist, paleontologist, etc.) may perform related monitoring tasks under the direction of the environmental monitor.

3. *Mitigation Monitoring Requirements*

As each discretionary project is proposed, staff will review this MMRP to determine if one or more of the mitigation measures apply. The mitigation measures(s) will be included as appropriate in the development project conditions of approval. Contra Costa County would be responsible for implementation and monitoring of mitigation measures.

This page intentionally left blank.

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure		Timing	Responsibility for Implementation & Monitoring	Monitor (Signature Required) (Date of Compliance)
5.3 Air Quality				
Mitigation Measure AQ-1	<p>Prior to discretionary approval by the County for development projects subject to CEQA (California Environmental Quality Act) review (i.e., nonexempt projects), future development involving construction on 1 acre or more shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the County Department of Conservation and Development for review and approval. The evaluation shall be prepared in conformance with the Bay Area Air Quality Management District (BAAQMD) methodology for assessing air quality impacts identified in their CEQA Air Quality Guidelines. If construction-related criteria air pollutants are determined to have the potential to exceed the BAAQMD-adopted construction screening criteria and thresholds of significance, the Department of Conservation and Development shall require feasible mitigation measures to reduce air quality emissions. Potential measures may include:</p> <ul style="list-style-type: none">▪ Require implementation of the BAAQMD Best Management Practices for fugitive dust control, such as:<ul style="list-style-type: none">▪ All exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) shall be watered two times per day.▪ All haul trucks transporting soil, sand, or other loose material off-site shall be covered.▪ All visible mud or dirt track out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.▪ All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).	<p>Prior to discretionary approval of the project by the Contra Costa County Department of Conservation and Development</p>	<p>Contra Costa County Department of Conservation and Development</p>	

3. MITIGATION MONITORING REQUIREMENTS

Mitigation Measure	Timing	Responsibility for Implementation & Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> ▪ 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. ▪ All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph. ▪ All trucks and equipment, including their tires, shall be washed off prior to leaving the site. ▪ 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. ▪ 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. BAAQMD's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations. <p>Measures shall be incorporated into appropriate construction documents (e.g., construction management plans) submitted to the County and shall be verified by the Department of Conservation and Development.</p>			
Mitigation Measure AQ-2 Prior to discretionary approval by the County for development projects subject to CEQA (California Environmental Quality Act) review (i.e., nonexempt projects), future project applicants shall prepare and submit a technical assessment evaluating potential project operation-phase-related air quality impacts to the Department of Conservation and Development for review and approval. The evaluation shall be prepared in conformance with Bay	Prior to discretionary approval of the project by the Contra Costa County Department of Conservation and Development	Contra Costa County Department of Conservation and Development	

3. MITIGATION MONITORING REQUIREMENTS

Mitigation Measure	Timing	Responsibility for Implementation & Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>Area Air Quality Management District (BAAQMD) methodology in assessing air quality impacts identified in their CEQA Air Quality Guidelines. If operation-related air pollutants are determined to have the potential to exceed the BAAQMD-adopted operational screening criteria and thresholds of significance, the Department of Conservation and Development shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the conditions of approval. Possible mitigation measures to reduce long-term emissions could include, but are not limited to the following:</p> <ul style="list-style-type: none"> ▪ Implementing commute trip reduction programs. ▪ Unbundling residential parking costs from property costs. ▪ Expanding bikeway networks. ▪ Expanding transit network coverage or hours. ▪ Using cleaner-fueled vehicles. ▪ Exceeding the current Title 24 Building Envelope Energy Efficiency Standards. ▪ Establishing on-site renewable energy generation systems. ▪ Requiring all-electric buildings. ▪ Replacing gas-powered landscaping equipment with zero-emission alternatives. ▪ Expanding urban tree planting 			
<p>Mitigation Measure AQ-3 Prior to discretionary approval by the County for development projects subject to CEQA (California Environmental Quality Act) review (i.e., nonexempt projects), future development involving construction on 1 acre or more within 1,000 feet of residential and other sensitive land uses (e.g., hospitals, nursing homes, schools, and day care centers) in the unincorporated county, shall submit a health risk assessment (HRA) to the County Department of Conservation and Development for review and approval. The HRA shall be prepared in accordance with policies and procedures of the Office of Environmental Health Hazard Assessment (OEHHA) and the</p>	<p>Prior to discretionary approval of the project by the Contra Costa County Department of Conservation and Development</p>	<p>Contra Costa County Department of Conservation and Development</p>	

3. MITIGATION MONITORING REQUIREMENTS

Mitigation Measure	Timing	Responsibility for Implementation & Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>Bay Area Air Quality Management District (BAAQMD). The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights appropriate for children ages 0 to 16 years. If the HRA shows that the incremental cancer risk exceeds the respective threshold established by the BAAQMD—project-level risk of six in one million in Impacted Communities, BAAQMD’s Overburdened Communities, and within 1,000 feet of a BAAQMD Overburdened Community; ten in a million in all other areas; PM2.5 emissions that exceed 0.3 µg/m3; or the appropriate noncancer hazard index exceeds 1.0—the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and non-cancer risks below the respective threshold, including appropriate enforcement mechanisms. Measures to reduce risk may include, but are not limited to:</p> <ul style="list-style-type: none">▪ Use of construction equipment rated as US EPA Tier 4 Interim for equipment of 50 horsepower or more.▪ Use of construction equipment fitted with Level 3 Diesel Particulate Filters for all equipment of 50 horsepower or more. <p>Measures identified in the HRA shall be included in the environmental document and/or incorporated into the site development plan as a component of the proposed project. Prior to issuance of any construction permit, the construction contractor shall ensure that all construction plans submitted to the Department of Conservation and Development clearly show incorporation of all applicable mitigation measures.</p>			
Mitigation Measure AQ-4	Prior to discretionary approval by the County, project applicants for new industrial or warehousing development projects that 1) have the potential to generate 100 or more diesel truck trips per day or have 40 or more trucks with operating diesel-powered transport refrigeration units, and 2) are within 1,000 feet of a sensitive land use (e.g., residential, schools, hospitals, nursing homes) or Impacted Community, as measured from the property line of the project to	Prior to discretionary approval of the project by the Contra Costa County Department of Conservation and Development	Contra Costa County Department of Conservation and Development

3. MITIGATION MONITORING REQUIREMENTS

Mitigation Measure	Timing	Responsibility for Implementation & Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>the property line of the nearest sensitive use, shall submit a health risk assessment (HRA) to the Department of Conservation and Development for review and approval. The HRA shall be prepared in accordance with policies and procedures of the State Office of Environmental Health Hazard Assessment (OEHHA) and the Bay Area Air Quality Management District (BAAQMD). The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights appropriate for children ages 0 to 16 years. If the HRA shows that the cumulative and project-level incremental cancer risk, noncancer hazard index, and/or PM2.5 exceeds the respective threshold, as established by BAAQMD (all areas of the unincorporated county) and project-level risk of six in one million in Impacted Communities, BAAQMD's Overburdened Communities, and within 1,000 feet of a BAAQMD Overburdened Community; ten in a million in all other areas; PM2.5 emissions that exceed 0.3 µg/m3; or the appropriate noncancer hazard index exceeds 1.0, the project applicant will be required to identify best available control technologies for toxics (T BACTs) and appropriate enforcement mechanisms, and demonstrate that they are capable of reducing potential cancer, noncancer risks, and PM2.5 to an acceptable level. T-BACTs may include but are not limited to:</p> <ul style="list-style-type: none"> ▪ Restricting idling on-site beyond Air Toxic Control Measures idling restrictions ▪ Electrifying warehousing docks ▪ Requiring use of newer equipment ▪ Requiring near-zero or zero-emission trucks for a portion of the vehicle fleet based on opening year ▪ Truck Electric Vehicle (EV) Capable trailer spaces ▪ Restricting off-site truck travel through the creation of truck routes 			

3. MITIGATION MONITORING REQUIREMENTS

Mitigation Measure	Timing	Responsibility for Implementation & Monitoring	Monitor (Signature Required) (Date of Compliance)
T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.			

3. MITIGATION MONITORING REQUIREMENTS

Mitigation Measure		Timing	Responsibility for Implementation & Monitoring	Monitor (Signature Required) (Date of Compliance)
5.4 BIOLOGICAL RESOURCES				
Mitigation Measures BIO-1	<p>Prior to the issuance of a building permit for projects not exempt from the California Environmental Quality Act, the County shall require a habitat connectivity/wildlife corridor evaluation for future</p> <ul style="list-style-type: none"> Encourage clustering of development Avoid known sensitive biological resources Provide shielded lighting adjacent to sensitive habitat areas Encourage development plans that maximize wildlife movement Provide buffers between development and wetland/riparian areas Protect wetland/riparian areas through regulatory agency permitting process Encourage wildlife-passable fence designs (e.g., three-strand barbless wire fence) on property boundaries Encourage preservation of native habitat on developed parcels Minimize road/roadway development to help prevent loss of habitat due to roadkill and habitat loss Use native, drought-resistant plant species in landscape design Encourage participation in local/regional recreational trail design efforts 	Prior to the issuance of a building permit by the Contra Costa County Department of Conservation and Development	Qualified Biologist	
5.5 CULTURAL AND TRIBAL CULTURAL RESOURCES				
Mitigation Measure CUL-1	<p>Prior to initiation of construction activities for discretionary projects that are not exempt from CEQA and would involve ground-disturbing activities on previously undisturbed sites or alteration of potentially significant built environment resources, or as otherwise directed by the County, the project applicant shall be required to retain a cultural resources consultant with staff that meets the</p>	Prior to construction activities	Qualified Cultural Resources Consultant	

3. MITIGATION MONITORING REQUIREMENTS

Mitigation Measure	Timing	Responsibility for Implementation & Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>Secretary of the Interior’s Professionally Qualified Standards to conduct a cultural records search and complete the following steps as relevant.</p> <p>The cultural resources consultant shall:</p> <ul style="list-style-type: none"> ▪ Conduct a records search with the California Historical Resources Information System. ▪ If the record search shows a pedestrian survey has been conducted within the last 10 years and the survey results were negative, the project applicant shall provide those results to the County for summary in environmental analysis. ▪ If no survey has been performed, or if cultural resources are present, the project applicant shall direct the cultural resources consultant to: <ul style="list-style-type: none"> ○ Conduct a pedestrian survey (if none has been completed). ○ Update the records for known resources. ○ Record new built environment and archaeological resources. ○ Determine if the resources have been previously evaluated for the California Register of Historical Resources. ○ If the resources were previously determined ineligible for listing, the cultural resources consultant shall describe those results for use in the County’s environmental analysis. ○ If the resources have not been evaluated, the cultural resources consultant shall evaluate the resources for listing on the California Register of Historical Resources, and local registers. 			

3. MITIGATION MONITORING REQUIREMENTS

Mitigation Measure	Timing	Responsibility for Implementation & Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> ○ If the resources were previously determined eligible or are proposed to be register-eligible, the cultural resources consultant shall determine if the project would result in a “substantial adverse change in the resource” as defined in CEQA Guidelines Section 15064.5(b)(1). ○ If a substantial adverse change would occur, the cultural resources consultant shall support the County in identifying feasible mitigation approaches. 			
Mitigation Measure TCR-1 Prior to initiation of construction activities for discretionary projects that are not exempt from CEQA and would involve ground-disturbing activities on previously undisturbed sites, or as otherwise directed by the County, the project applicant may be required to enter into a cultural resources treatment agreement with the culturally affiliated tribe. If required, the agreement would address the treatment and disposition of cultural resources and human remains that may be impacted as a result of the development as well as provisions for tribal monitors. If an agreement is required, the applicant must provide a copy of the cultural resources treatment agreement to the County prior to issuance of a grading or building permit. Regardless of whether an agreement is required, if cultural resources are discovered during project construction, all work in the area shall cease and a qualified archaeologist and representatives of the culturally affiliated tribe shall be retained by the project sponsor to investigate the find and make recommendations as to treatment and mitigation.	Prior to construction activities	Qualified Archaeologist, Culturally Affiliated Tribe Member	
Mitigation Measure TCR-2 Tribal monitors from the culturally affiliated tribe shall be allowed to monitor all grading, excavation, and ground-breaking activities, including archaeological surveys, testing, and studies for	During construction activities	Tribal Monitor	

3. MITIGATION MONITORING REQUIREMENTS

Mitigation Measure	Timing	Responsibility for Implementation & Monitoring	Monitor (Signature Required) (Date of Compliance)
discretionary projects that are not exempt from CEQA and that would involve ground-disturbing activities on previously undisturbed sites, or as otherwise directed by the County.			
5.7 GEOLOGY AND SOILS			
Mitigation Measure GEO-1 <p>Prior to initiation of construction activities for discretionary projects that are not exempt from CEQA and would involve ground-disturbing activities on previously undisturbed sites, or as otherwise directed by the County, the project applicant shall be required to retain a Qualified Professional Paleontologist to determine the project's potential to significantly impact paleontological resources according to Society of Vertebrate Paleontology standards. If necessary, the Qualified Professional Paleontologist shall recommend mitigation measures to reduce potential impacts to paleontological resources to a less-than-significant level.</p>	Prior to construction activities	Qualified Professional Paleontologist	
5.13 NOISE			
Mitigation Measure N-1 <p>Require construction contractors to implement the following measures for construction activities. Demolition, grading, and construction plans submitted to the County shall identify these measures and the County Department of Conservation and Development shall verify that the submitted plans include these notations prior to issuance of demolition, grading, and/or construction permits:</p> <ul style="list-style-type: none"> During the entire active construction period, equipment and trucks used for project construction shall use the best-available noise control techniques (e.g., improved mufflers, equipment re-design, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds) available. Impact tools (e.g., jack hammers and breakers) shall be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an 	Prior to issuance of demolition, grading, and/or building permits by the Contra Costa County Department of Conservation and Development and during construction activities	Construction Contractors	

3. MITIGATION MONITORING REQUIREMENTS

Mitigation Measure	Timing	Responsibility for Implementation & Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools.</p> <ul style="list-style-type: none"> ▪ Stationary equipment, such as generators and air compressors, shall be as far as feasible from nearby noise-sensitive uses. ▪ Stockpiling shall be as far as feasible from nearby noise-sensitive receptors. ▪ Construction traffic shall be limited, to the extent feasible, to approved haul routes approved by the County Conservation and Development and Public Works Departments. ▪ At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the County's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, they shall investigate, take appropriate corrective action, and report the action to the County. ▪ Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. ▪ During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace them with human 			

3. MITIGATION MONITORING REQUIREMENTS

Mitigation Measure	Timing	Responsibility for Implementation & Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>spotters in compliance with all safety requirements and laws.</p> <ul style="list-style-type: none"> Erect temporary noise barriers (at least as high as the exhaust of equipment and breaking line-of-sight between noise sources and sensitive receptors), as necessary and feasible, to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Barriers shall be constructed with a solid material that has a density of at least 4 pounds per square foot with no gaps from the ground to the top of the barrier. 			
<p>Mitigation Measure N-2</p> <p>Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures, such as historical resources, 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed FTA architectural damage thresholds (i.e., 0.12 inches per second [in/sec] peak particle velocity [PPV] for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving and static rollers as opposed to vibratory rollers shall be used. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded.</p>	<p>Prior to issuance of a building permit by the Contra Costa County Department of Conservation and Development</p>	<p>Acoustical Consultant or Engineer</p>	
<p>Mitigation Measure N-3</p> <p>During the project-level CEQA process for industrial development projects under the proposed General Plan or other projects that could generate substantial vibration levels near sensitive uses, such as residential uses, a noise and vibration analysis shall be conducted</p>	<p>Prior to approval of the project by the Contra Costa County Department of Conservation and Development</p>	<p>Acoustical Consultant or Engineer</p>	

3. MITIGATION MONITORING REQUIREMENTS

Mitigation Measure	Timing	Responsibility for Implementation & Monitoring	Monitor (Signature Required) (Date of Compliance)
to assess and mitigate potential noise and vibration impacts related to the operations of that individual development. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer and shall follow the latest CEQA guidelines, practices, and precedents.			

4. *Mitigation Monitoring Reports*

The County will keep a record of mitigation monitoring compliance for each development project that is subject to the mitigation measures listed in Section 3 above.

Monitoring reports are public documents and are available for review by the general public.