

**Mitigation Monitoring and Reporting Program
6621 Johnston Road Second Residence
Land Use Permit**

**County File Number CDLP23-02056
State Clearinghouse Number SCH 2025041096**

**6621 Johnston Road
San Ramon, CA 94528
April 21, 2025**

SECTION 3: AIR QUALITY

Potentially Significant Impacts: *(b) Construction of the new residence could expose sensitive receptors to substantial pollutant concentrations. (c) Construction activities result in localized emissions of dust and diesel exhaust that could result in temporary impacts at nearby single-family residences. (d) Construction of the second residence 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 non-paved 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.

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- 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.
- 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 emissions measures, as recommended by the Bay Area Air Quality Management District, shall be included on the construction drawings for the proposed project and implemented during construction.

- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). 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 the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- c. The applicant shall require construction contractors to reduce construction related fugitive VOC emissions by ensuring that low-VOC coatings having a VOC content of 50 grams per liter or less are used during the coating of the buildings interiors and exterior surfaces.
- d. All construction equipment larger than 50 horsepower used at the site for more than two continuous days or 20 hours total shall utilize diesel engines that are USEPA certified "Tier 4 final" emission standards for particulate matter and be equipped with CARB-certified Level 3 Diesel Particulate Filters. Prior to the CDD stamp approval of any construction plans for the issuance of demolition, construction, or grading permits, the construction contractor shall submit the specifications of the equipment to be used during construction to CDD staff.

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

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SECTION 5: CULTURAL RESOURCES

Potentially Significant Impact: *(b) Accidental discovery of buried archaeological resources could occur during grading and other earthwork during construction activities.*

Mitigation Measure(s):

Cultural Resources 1: 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.

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

Potentially Significant Impact: *(c) Accidental discovery of human remains could occur during project construction.*

Mitigation Measure(s):

Cultural Resources 2: 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.

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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.

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

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SECTION 6: ENERGY

Potentially Significant Impacts: *(a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.*

Mitigation Measure(s):

Air Quality 2: The following emissions measures, as recommended by the Bay Area Air Quality Management District, shall be included on the construction drawings for the proposed project and implemented during construction.

- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). 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 the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- c. The applicant shall require construction contractors to reduce construction related fugitive VOC emissions by ensuring that low-VOC coatings having a VOC content of 50 grams per liter or less are used during the coating of the buildings interiors and exterior surfaces.
- d. All construction equipment larger than 50 horsepower used at the site for more than two continuous days or 20 hours total shall utilize diesel engines that are USEPA certified "Tier 4 final" emission standards for particulate matter and be equipped with CARB-certified Level 3 Diesel Particulate Filters. Prior to the CDD stamp approval of any construction plans for the issuance of demolition, construction, or grading permits, the construction contractor shall submit the specifications of the equipment to be used during construction to CDD staff.

Implementing Action:

COA

Timing of Verification:

During project construction of new residence

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

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SECTION 7: GEOLOGY AND SOILS

Potentially Significant Impacts: *(d) Expansive and corrosive soils on Parcel A could affect construction on the site.*

Mitigation Measure(s):

Geology 1: The applicant shall incorporate the recommendations of the geotechnical study (Geotechnical Study for Single Family Residence, Johnston Road, Contra Costa, California. Henry Justiniano & Associates, July 25, 1989) as modified by the geotechnical update report (Geotechnical Update, Proposed Single Family Residence 6621 Johnston Rd. Pleasanton, California. Henry Justiniano & Associates, May 30, 2023) in the construction documents submitted for the grading and building permit applications for the second single-family residence.

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 Impacts: *(e) Soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems could affect the construction of the new residence.*

Mitigation Measure(s):

Geology 2: The applicant shall be responsible for documenting the adequacy of the existing leach field or identify a potential leach field site of adequate size that complies with regulations administered by the Environmental Health Division of the County Health Services Department. If a suitable site is not identified on the site, the project sponsor will need to request that the Environment Health Division consider a specialized design.

Implementing Action:

COA

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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, CDD, BID
Compliance Verification:	CDD review and approval of construction documents, Field verification by contractor, project geotechnical engineer, BID
Potentially Significant Impact: <i>(f) Grading and other earthwork could directly or indirectly destroy buried fossils or other paleontological resource or hidden geologic feature.</i>	
Mitigation Measure(s):	
Cultural Resources 1: 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.	
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

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SECTION 13: NOISE

Potentially Significant Impact: *(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.*

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 applicant 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 applicant 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)

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- Memorial Day (State and Federal)
- Juneteenth National Independence Holiday (Federal)
- 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
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Party Responsible for Verification:	Project Sponsor and contractor(s), CDD, BID
Compliance Verification:	Field verification by contractor, BID

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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.*

Mitigation Measure(s):

Cultural Resources 1: 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 2: 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.

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