

**Mitigation Monitoring and Reporting Program  
County File #CDLP23-02008**

**6130 Bethel Island Road  
Bethel Island, CA 94511**

**September 5, 2024**

**SECTION 3: AIR QUALITY****Potentially Significant Impacts:**

**Potential Impact Air Quality-1:** Exhaust emissions and particulates produced by construction activities may cause exposure of the public or sensitive receptors to significant amounts of pollutants.

**Mitigation Measures(s):**

*The following Bay Area Air Quality Management District, Basic Construction mitigation measures shall be implemented during project construction and shall be included on all construction plans:*

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.*
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.*
- c. All visible mud or dirt 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.*
- d. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.*
- e. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).*
- f. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).*
- g. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.*
- h. Replant vegetation in disturbed areas as quickly as possible.*
- i. All vehicle speeds on unpaved roads shall be limited to 15 mph.*
- j. 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.*
- k. 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*

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*toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.*

- l. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.*
- m. Post a publicly visible sign with the telephone number and 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 phone number shall also be visible to ensure compliance with applicable regulations.*

Implementing Action:	COA
Timing of Verification:	Prior to ground disturbing activities
Party Responsible for Verification:	CDD staff, Consulting Biologist.
Compliance Verification:	Review of Biologist's report

## SECTION 5: CULTURAL RESOURCES

### Potentially Significant Impacts:

**Potential Impact CUL-1:** *Subsurface construction activities could potentially damage or destroy previously undiscovered historic and prehistoric resources.*

**Potential Impact CUL-1:** *Surface construction activities could potentially damage or destroy previously undiscovered archeological resource.*

**Potential Impact CUL-1:** *Surface construction activities could potentially damage or destroy previously undiscovered human remains*

### Mitigation Measure(s):

**Mitigation Measure CUL-1:** *The following Mitigation Measures shall be implemented during project related ground disturbance, and shall be included on all construction plans:*

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- a. *All construction personnel, including operators of equipment involved in grading, or trenching activities will be advised of the need to immediately stop work if they observe any indications of the presence of an unanticipated cultural resource discovery (e.g. wood, stone, foundations, and other structural remains; debris-filled wells or privies; deposits of wood, glass, ceramics). 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 and a qualified archaeologist, certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), shall be contacted to evaluate the finds and, if necessary, develop appropriate treatment measures in consultation with the County and other appropriate agencies. If the cultural resource is also a tribal cultural resource (TCR) the representative (or consulting) tribe(s) will also require notification and opportunity to consult on the findings.*

*If the deposits are not eligible, avoidance is not necessary. If eligible, deposits 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.*

- b. *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:	Prior to CDD stamp approval of plans for the issuance of building/grading permits.

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Party Responsible for Verification:	CDD staff
Compliance Verification:	Review of construction plans verifying that CUL-1 measures are included on plan notes printed thereon.
<b>SECTION 13: NOISE</b>	
<b>Potentially Significant Impacts:</b>	
<p><b><u>Potential Impact: Impact NOI-1 – NOI-6:</u></b> <i>Construction/Grading activities may result in a temporary increase in ambient noise levels, and there may be periods of time when there would be ground borne vibrations or loud noise from construction equipment, vehicles, and tools. The temporary activities during the construction phase of the project have the potential for generating noise levels in excess of standards described in the Noise Element of the County General Plan. Therefore, the developer is required to implement the following noise mitigation measures throughout the construction phase to reduce impacts from ground borne vibrations and temporary increases in ambient noise levels to less than significant levels:</i></p>	
<p><b><u>Mitigation Measure:</u></b> <i>Implementation of mitigations measure NOI-1 through NOI-6 would reduce project-related noise impacts to a less than significant level.</i></p>	
<p><b><u>Mitigation Measure NOI-1:</u></b> <i>All construction activities, including delivery of construction materials, 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</i></p>	
<p><i>New Year's Day (State and Federal)</i>  <i>Birthday of Martin Luther King, Jr. (State and Federal)</i>  <i>Washington's Birthday (Federal)</i>  <i>Lincoln's Birthday (State)</i>  <i>President's Day (State)</i>  <i>Cesar Chavez Day (State)</i>  <i>Memorial Day (State and Federal)</i>  <i>Juneteenth National Independence Holiday (Federal)</i>  <i>Independence Day (State and Federal)</i>  <i>Labor Day (State and Federal)</i>  <i>Columbus Day (Federal)</i>  <i>Veterans Day (State and Federal)</i>  <i>Thanksgiving Day (State and Federal)</i>  <i>Day after Thanksgiving (State)</i>  <i>Christmas Day (State and Federal)</i></p>	

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**Mitigation Measure NOI-2:** *Transportation of heavy equipment (e.g., graders, cranes, excavators, etc.) and trucks to and from the site shall be limited to weekdays between the hours of 9:00 AM and 4:00 PM and prohibited on Federal and State holidays. This restriction does not apply to typical material and equipment delivery or grading activities.*

**Mitigation Measure NOI-3:** *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.*

**Mitigation Measure NOI-4:** *The applicant shall notify neighbors within 300 feet of the subject property at least one week in advance of grading and construction activities.*

**Mitigation Measure NOI-5:** *The applicant shall designate a construction noise coordinator who will be responsible for implementing the noise control measures and responding to complaints. This person's name and contact information shall be posted clearly on a sign at the project site and shall also be included in the notification to properties within 300 feet of the project site. The construction noise coordinator shall be available during all construction activities and shall maintain a log of complaints, which shall be available for review by County staff upon request.*

**Mitigation Measure NOI-6:** *Prior to the issuance of building permits, a preconstruction meeting shall be held with the job inspectors, designated construction noise coordinator, and the general contractor/onsite manager in attendance. The purpose of the meeting is to confirm that all noise mitigation measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed and in place prior to beginning grading or construction activities. The applicant shall provide written confirmation to CDD staff verifying the time and date that the meeting took place and identifying those in attendance.*

Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of building/grading permits.
Party Responsible for Verification:	CDD staff
Compliance Verification:	CDD Review.

## **SECTION 18: TRIBAL CULTURAL RESOURCES**

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**Potentially Significant Impacts:**

**Potential Impact:** *Construction and grading could cause ground disturbance which may impact heretofore undocumented tribal cultural resources.*

**Potential Impact:** *The project could cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. The expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources.*

**Mitigation Measure:** *Implementation of mitigations measure CUL-1 would reduce the impact on previously undiscovered tribal cultural resources to a less than significant level.*

Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of building/grading permits.
Party Responsible for Verification:	CDD staff
Compliance Verification:	Review of construction plans verifying that CUL-1 measures are included on plan notes printed thereon.

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