

**Mitigation Monitoring and Reporting Program
County File #CDDP18-03005**

**2770 Willow Pass Road
Bay Point, CA 94565**

October, 2021

SECTION 1: AESTHETICS

Potentially Significant Impact: *Upon approval of the project, approximately 1,200 theft recovered and damaged vehicles are to be stored on a previously vacant lot adjacent to single-family residential housing in addition to the construction of a security fence. The following mitigation measures will ensure that the impact to local aesthetics will be reduced to a less than significant level.*

Mitigation Measures(s):

AES-1: A 12-foot buffer as shown on the project landscape plans dated May 28, 2020 between the storage of any vehicles and the nearest property line to the east and to the south of the site and the applicant shall provide evidence of such prior to the storage of any vehicles.

AES-2: To lessen the visual impacts of the auto storage facility from adjacent residential properties landscape screening as shown on the project landscape plans dated May 28, 2020 shall be planted and maintained between the facility and the residential properties.

Implementing Action:	COA
Timing of Verification:	Prior to the storage of any automobiles on the subject parcel.
Party Responsible for Verification:	Project proponent and CDD staff.
Compliance Verification:	Submittal of landscaping bond and photographic evidence.

SECTION 2: BIOLOGICAL RESOURCES

Potentially Significant Impact: *Upon approval of the project, 41 code-protected trees are to be removed on the subject property. The following mitigation measures will ensure that the loss of this resource will reduce the adverse environmental impacts to biological resources to a less than significant level.*

Mitigation Measures(s):

BIO-1: Prior to commencing operation of the expanded auto storage facility, the 37 trees shown on the landscaping plan dated May 28, 2020 shall be installed with irrigation.

Abbreviations:

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Community Development Division (CDD)

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1. The applicant shall submit an estimate prepared by a licensed landscape architect or arborist for the materials and labor costs to complete the installation of the 37 trees. 2. The applicant shall submit a security (e.g., bond, cash deposit) that is acceptable to CDD. The bond shall include the amount of the approved cost estimate, plus a 20% inflation surcharge. 3. The County ordinance requires that the applicant pay fees for all time and materials costs of staff for processing a landscape improvement security (Code S-060B). At time of submittal of the security, the applicant shall pay an initial deposit of \$200. 4. No later than 30 days after the planting of the required trees is complete, the consulting arborist shall verify that the trees and landscaping have been installed and when verified, notify CDD in writing. 5. The security shall be retained by the County for a minimum of 12 months up to 24 months beyond the date of receipt of the written verification of the installation. A prerequisite of releasing the bond between 12 and 24 months shall be to have the applicant arrange for the consulting arborist to inspect the trees and prepare a report on the trees' health. In the event that the CDD determines that the existing tree(s) have been damaged or have died, and determines that the applicant has not been diligent in providing a replacement, then the CDD may require that all or part of the security be used to provide for replacement of the dead or damaged tree(s).	
Implementing Action:	COA
Timing of Verification:	Prior to the storage of any automobiles on the subject parcel and 12 to 24 months after verification of installation submitted.
Party Responsible for Verification:	Project proponent and CDD staff.
Compliance Verification:	• Review of consulting arborist/landscape Architect estimate. • Submittal of security bond. • Follow up report by consulting arborist/landscape architect.
SECTION 3: HYDROLOGY AND WATER QUALITY	
Potentially Significant Impact: <i>The storage of vehicles on the subject property may cause the discharge of fluids to pollute nearby water bodies. This assessment has been confirmed by the</i>	

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Contra Costa Public Works Department in their review of the project. Therefore, the applicant is required to implement the following hydrology and water quality mitigation measures prior to the storage of any vehicles onsite in order to reduce impacts from fluids that could degrade the existing water quality to less than significant levels.

Mitigation Measure(s):

HYD-1: The applicant is required to submit a Storm Water Pollution Prevention Plan (SWPPP) for the project that is subject to review and approval by the Contra Costa Public Works department, that documents permanent and operational Best Management Practices (BMPs) that will be implemented to minimize potential impacts to water quality prior to the storage of any vehicles on site.

Implementing Action:	COA
Timing of Verification:	Prior to the storage of any additional vehicles on the subject parcel.
Party Responsible for Verification:	Project proponent, CDD staff, Public Works.
Compliance Verification:	Review of SWPPP.

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