

Mitigation Monitoring and Reporting Plan

	Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
3.3	AIR QUALITY					
AQ-1	<p>The following BMPs will be implemented during construction.</p> <ul style="list-style-type: none"> 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. 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. 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 Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. h. 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 	During Construction	Applicant	Construction Contractors/ BAAQMD	Site inspection to verify compliance with mitigation measures during construction; applicable forms submitted to BAAQMD	

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	to ensure compliance with applicable regulations.					
3.4	BIOLOGICAL RESOURCES					
BIO-1	A qualified biologist shall conduct a pre-construction bird survey for nesting birds within 14 days prior to commencement of construction activities if anticipated to commence during the appropriate nesting season (between February 1 and August 31). The qualified biologist shall document and submit the results of the pre-construction survey in a letter to CDFW and the City within 30 days following the survey. The letter shall include: a description of the methodology including dates of field visits, the names of survey personnel, a list of references cited and persons contacted, and a map showing the location(s) of any bird nests observed on the project site. If no active nests are identified during the pre-construction survey then no further mitigation is required. Evidence, in the form of a letter report documenting the results of the survey, shall be submitted to the City Planning Department prior to commencement of construction activities.	Prior to construction	PD/CDFW	PD/CDFW	Verify completion of surveys and submittal of letter reports	
BIO-2	If any active nests are identified during the pre-construction survey within the project site, a buffer zone will be established around the nests. A qualified biologist will monitor nests weekly during construction to evaluate potential nesting disturbance by construction activities. The biologist will delimit the buffer zone with construction tape or pin flags within 250 feet of the active nest and maintain the buffer zone until the end of the breeding season or until the young have fledged. Guidance from CDFW will be requested if establishing a 250-foot buffer zone is impractical. Guidance from CDFW will be requested if the nestlings within the active nest appear disturbed.	Prior to construction	PD/CDFW	PD/CDFW	Verify completion of surveys and additional stipulated mitigation if necessary	
BIO-3	Twenty trees are anticipated for removal and should be removed outside of the nesting season (February 1 and August 31). If trees are anticipated to be removed during the nesting season, a pre-construction survey shall be conducted by a qualified biologist. If the survey shows that there is no evidence of active nests, then the tree	Prior to construction	PD/CDFW	PD/CDFW	Verify completion of survey	

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	<p>shall be removed within ten days following the survey. If active nests are located within trees identified for removal, a 250-foot buffer shall be installed around the tree. Guidance from CDFW will be requested if the 250-foot buffer is infeasible.</p>					
3.5	CULTURAL					
CR-1	<p>Stop potentially damaging work if archaeological resources are uncovered during construction, assess the significance of the find, and pursue appropriate management. If previously unrecorded cultural resources (e.g., unusual amounts of shell, animal bone, bottle glass, ceramics, structure/building remains, etc.) are encountered during surveys of previously unexamined area where ground disturbance is planned or during project-related ground-disturbing activities, all ground-disturbing activities shall be halted within a 100-foot radius of the find. A qualified professional archaeologist shall identify the materials, determine their possible significance, and formulate appropriate measures for their treatment, which shall be implemented by the project applicants and their contractors. Potential treatment methods for significant and potentially significant resources may include, but would not be limited to avoidance of the resource through changes in construction methods or project design or implementation of a program of testing and data recovery, in accordance with all applicable federal and state requirements.</p>	Ongoing and During Construction	PWS	PWS	Verify that a qualified archaeologist would be available. If any find is determined to be significant, verify completion and implementation of Treatment Plan according to current professional standards	
CR-2	<p>Stop potentially damaging work if human remains are uncovered during construction, assess the significance of the find, and pursue appropriate items of cultural patrimony, from vandalism and inadvertent management. California law recognizes the need to protect interred human remains, particularly Native American burials and destruction. The procedures for the treatment of discovered human remains are contained in California Health and Safety Code §7050.5 and §7052 and California Public Resources Code §5097. In accordance with the California Health and Safety Code, if human remains are uncovered during ground-disturbing activities, all such activities within a 100-foot radius of the find shall</p>	Ongoing and During Construction	PWS	PWS	In the event of discovery of human remains, verify County Coroner is contacted and NAHC is notified if remains are of Native American origin.	

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<p>be halted immediately and the project applicants' designated representative shall be notified. The project applicants shall immediately notify the county coroner and a qualified professional archaeologist. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the NAHC by phone within 24 hours of making that determination (Health and Safety Code Section 7050[c]). The project applicant or its appointed representative and the professional archaeologist shall contact the Most Likely Descendent (MLD), as determined by the NAHC, regarding the remains. The MLD, in cooperation with the property owner and the lead agencies shall determine the ultimate disposition of the remains.</p>					
3.6 GEOLOGY AND SOILS					
<p>GEO-1 To mitigate impacts resulting from expansive soil, one or a combination of the following measures shall be required:</p> <ul style="list-style-type: none"> a. Removal and replacement with non-expansive soils. b. Lime treatment of soils. c. Design of pavement sections to withstand potential swelling pressures. d. Contractors shall water the soils in order to minimize the potential for adverse impacts from soil expansion and contraction. 	During construction	Applicant	PD	Site inspection to verify compliance with mitigation measures during construction	

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