

Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Final Initial Study – Mitigated Negative Declaration (Final IS-MND) specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

City of San Pablo
2600 Moraga Road Self-Storage Project

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
Air Quality							
AQ-1: Fugitive Dust Control Best Management Practices (BMPs)							
<p>The construction contractor(s) shall implement fugitive dust control BMPs during site preparation and grading activities, as recommended by the BAAQMD:</p> <ul style="list-style-type: none"> ▪ All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times daily. ▪ 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. ▪ All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. ▪ 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. ▪ 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. ▪ A publicly visible sign with the telephone number and person to contact at the City of 	<ul style="list-style-type: none"> ▪ Implement fugitive dust control measures ▪ Water exposed surfaces two times a day ▪ Cover haul trucks ▪ Remove mud or dirt track-out on adjacent public roads ▪ Limit speeds to 15 miles per hour ▪ Pave roadways, driveways and sidewalks as soon as possible ▪ Minimize idling times ▪ Maintain construction equipment ▪ Post sign with contact information, and respond to concerns within 48 hours 	<p>Review of construction monitoring activities during construction.</p>	<p>Periodically throughout construction activities</p>	<p>City of San Pablo Community and Economic Development Department – Planning Division and On-site Construction Manager</p>			

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<p>San Pablo regarding dust complaints shall be posted. This person shall respond and take corrective action within 48 hours. The BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations.</p> <ul style="list-style-type: none"> The City shall confirm that BMPs are implemented during site preparation and grading activities through spot checks during construction. 							
Biological Resources							
BIO-1: Nesting Birds							
<ul style="list-style-type: none"> Project construction shall be conducted outside of the nesting season to the extent feasible (September 1 to January 31). If vegetation removal or initial ground-disturbing activities are conducted during the nesting season, a qualified biologist shall conduct a pre-construction nesting bird survey no more than 14 days prior to vegetation removal or initial ground disturbance. Nesting habitat may include grasslands, shrubs, trees, snags and open ground. The survey shall include all potential nesting habitat in the project site and within 300 feet of the proposed project grading boundaries to identify the location and status of any nests that could potentially be affected by project activities. If active nests are found within project impact areas or close enough to these areas to affect breeding success, the biologist shall establish a work exclusion zone around each nest that shall be followed by the contractor. Established exclusion zones shall remain in place until all young in the nest have fledged or the nest otherwise becomes inactive (e.g., due to predation). Appropriate exclusion 	<p>Limit all initial ground disturbing activities, including tree removal, to the time period between September 1 and January 31.</p> <p>A qualified biologist shall prepare a pre-construction surveys if initial site disturbance cannot be conducted during the time specified above.</p> <p>The project proponent shall record the results of protective measures to document compliance with applicable state and federal laws and CDFW requirements pertaining to protection of native birds.</p>	<p>Monitor ground disturbing activities schedule prior to construction.</p> <p>Review pre-construction survey no more than two weeks prior to construction</p> <p>Review record of protective measures upon notice of located active bird nests.</p>	Once	City of San Pablo Community and Economic Development Department – Planning Division and On-site Construction Manager			

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<p>zone sizes vary dependent upon bird species, nest location, existing visual buffers, ambient sound levels, and other factors; an exclusion zone radius may be as small as 25 feet (for common, disturbance-adapted species) or as large as 300 feet or more for raptors. Exclusion zone size may also be reduced from established levels if supported with nest monitoring by a qualified biologist indicating that work activities outside the reduced radius would not adversely impact the nest.</p>							
Cultural Resources							
CUL-1: Archaeological and Tribal Construction Monitoring							
<p>A professionally qualified archaeologist¹ and tribal representative shall monitor ground-disturbing construction conducted during project implementation. The monitors shall observe ground-disturbing construction to identify potential archaeological deposits and avoid or limit damage to such deposits. The monitors shall have the discretion to reduce the intensity of monitoring, or suspend such monitoring, if field conditions clearly indicate that no potential intact archaeological deposits could be encountered. Should an intact archaeological deposit be identified, the monitors shall be empowered to temporarily halt construction in the vicinity of the find. The archaeologist shall, in consultation with the tribal representative and City, evaluate the eligibility of the deposit for eligibility for inclusion in the California Register of Historical Resources. If the deposit is so eligible, the project shall attempt to feasibly avoid damage to the deposit (e.g., redesign or capping). If</p>	<p>An archaeologist meeting the Secretary of Interior’s Professional Qualifications Standards for archaeology shall monitor all ground disturbing activities within the project site. In the event that cultural artifacts are encountered during project construction, all work in the vicinity of the find will be halted until such time as the find is evaluated by a qualified archaeologist and a report of the find of any resource evaluation and/or data recovery efforts shall be submitted to the Northwest Information Center in Rohnert Park as a condition for access to its archives.</p>	<p>Review of construction monitoring activities during construction.</p>	<p>Periodically throughout construction activities.</p>	<p>City of San Pablo Community and Economic Development Department – Planning Division and On-site Construction Manager</p>			

¹ The archaeologist must meet the Secretary of the Interior’s *Professional Qualifications Standards* for archeology (36 CFR Part 61).

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avoidance is not feasible, the archaeologist shall, in consultation with the tribal representative and City, develop and implement a plan to recover the scientifically consequential data represented by the deposit in a manner respectful of tribal concerns. A report of the finds of any resource evaluation and/or data recovery efforts shall be submitted to the Northwest Information Center in Rohnert Park as a condition for access to its archives.							
Geology and Soils							
GEO-1: Structure Foundations							
The project contractor shall construct foundations that consist of reinforced-concrete mat slabs. The bottom of the mats shall be at least 12-inches below the lowest adjacent grade, and the mats shall be at least 18-inches thick. The area for mats shall be cleared of appropriate foundation elements, slabs, and utilities from previous development, and these materials shall be removed from the site. The mats shall be designed in conformance with the geotechnical investigation recommendations for building foundations and a qualified geotechnical professional shall be onsite during foundation construction to oversee design and construction.	The project contractor shall construct foundations that consist of reinforced concrete mat slabs designed in conformance with the geotechnical investigation recommendations and the oversight of a qualified geotechnical professional.	Review final project plans for required components prior to issuance of a grading or building permit and during foundation construction of the project.	Once	City of San Pablo Community and Economic Development Department – Planning Division and On-site Construction Manager			
GEO-2: Soil Mat							
Prior to issuance of a building permit, the project applicant shall submit plans showing use of relatively stiff foundations and shall conduct ground improvement measures to reduce risk of damage to structures and differential settlements of soils. Building foundations shall be constructed of continuous, reinforced-concrete, mat-slab foundations. A qualified	The project applicant shall submit plans for review showing use of relatively stiff soil mat foundations and ground improvement measures. The project contractor, with the oversight of a geotechnical professional, shall construct soil mat foundations with geo-grid reinforcing	Prior to the issuance of building permits and during foundation construction of the project.	Once	City of San Pablo Community and Economic Development Department – Planning			

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<p>geotechnical professional shall be on site to oversee construction of the soil mat. The applicant’s construction contractor(s) shall construct a thick soil mat beneath the site to span across potential fault ruptures and other geologic/geotechnical hazards. The soil mat shall be constructed with geo-grid reinforcing with compacted on-site soil or several lifts of lime-treated on-site soil.</p> <p>A geo-grid reinforced soil mat shall be constructed underneath structures and span across localized areas of soft/loose soils, and areas of liquefaction-induced settlement. The site shall be over-excavated by approximately 6 feet and recompacted with horizontal sheets of biaxial geo-grid reinforcing. Existing soils on the site shall be mixed with imported or on-site coarse-grained soil. The geo-grid shall extend through the entire developed portion of the site and shall be placed at 6 feet and 3 feet below grade. The soil at the base of the over excavation shall first be scarified by 6 inches and then recompacted prior to the placement of the first geo-grid. The top geo-grid layer shall be placed to allow for utility trenching.</p> <p>OR</p> <p>A lime-treated soil mat shall be constructed by chemically treating the onsite clay soils with high-calcium quicklime. The lime treatment shall encompass the entire developed site and extend 10-feet laterally beyond any building footprint and/or pavement. Soil mat construction shall include the treatment of the top 5 five feet of soils with 5 percent (by weight) high-calcium quicklime. The soil and lime mixture shall be combined in 18-inch maximum lifts. Additionally, a detailed treatment program</p>	<p>with compacted on-site soil or several lifts of lime-treated on-site soil.</p>			<p>Division and On-site Construction Manager</p>			

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designed by a qualified geotechnical engineer shall be implemented, using site soil samples and laboratory testing to develop optimum lime and moisture contents.							
GEO-3: Fill and Compaction							
To reduce risks associated with expansive soils, the project contractor shall place fill materials in a manner that minimizes lenses, pockets, and/or layers of materials that differ substantially in texture or gradation from surrounding fill materials underneath buildings and exterior flatwork. The soils shall be compacted and spread in uniform layers not to exceed 8 to 10 inches in loose thickness prior to compaction. Fill layers shall be constructed such that the surface of each layer is nearly level. General fill material shall be moisture conditioned, as necessary, to between 3 and 5 points over optimum moisture content and compacted in accordance with ASTM D1557-Latest Edition compaction calculations. Exterior slabs-on-grade shall be supported on a minimum of 18-inch-thick layer of non-expansive fill. To prevent soils from lifting on the outside edge of the slab-on-grade section, where exterior flatwork abuts lawn or landscape areas, a continuous, deepened curb or other vertical moisture cutoff shall be provided at the perimeter of the exterior slabs that extend at least 24 inches below grade. Exterior slabs shall also be structurally separate from foundations. The City shall review and approve the engineered fill plans prior to issuance of grading permits. A qualified geotechnical professional shall be onsite during fill and compaction operations to observe and test fill materials. The geotechnical professional shall observe	The project applicant shall submit engineered fill plans prior to issuance of grading permits. The project contractor, under the oversight of a geotechnical professional, shall place fill materials in compliance with the design, specifications, and recommendations listed in the geotechnical investigation.	Prior to the issuance of grading permits and during cut and fill activities on the project site.	Once	City of San Pablo Community and Economic Development Department – Planning Division and On-site Construction Manager			

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<p>compliance with the design, specifications, and recommendations of the geotechnical investigation and shall make design changes in the event that subsurface conditions differ from those anticipated prior to the start of construction.</p>							
GEO-4: Unanticipated Discovery of Paleontological Resources							
<p>In the event an unanticipated fossil discovery is made during the course of project development, construction activity shall be halted within 50 feet of the fossil, and a qualified professional paleontologist shall be notified and retained to evaluate the discovery, determine its significance, and determine if additional mitigation or treatment is warranted. Work in the area of the discovery will resume once the find is properly documented and authorization is given to resume construction work. Any significant paleontological resources found during construction monitoring shall be prepared, identified, analyzed, and permanently curated in an approved regional museum repository under the oversight of the qualified paleontologist.</p>	<p>In the event, an unanticipated fossil discovery is made, construction activity shall halt within 50 feet of the fossil, and a qualified professional paleontologist shall be notified and retained to evaluate the discovery, determine its significance, and determine if additional mitigation or treatment is warranted.</p>	<p>Review of construction monitoring activities during construction.</p>	<p>Periodically throughout construction activities.</p>	<p>City of San Pablo Community and Economic Development Department – Planning Division and On-site Construction Manager</p>			

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