

EXHIBIT C
PLANNING COMMISSION RESOLUTION PC 11-06 _ “Alhambra Highlands” – Sub. 9257
MITIGATION MONITORING PLAN

Mitigation Measure	Monitoring Responsibility	Monitoring Schedule	Monitoring Procedure	Date Completed	Initials
A. AESTHETICS					
<p>AES-1: In addition to the policies set forth in the Specific Plan, the following mitigation measures shall be implemented to reduce potentially significant aesthetic impacts to a less-than-significant level:</p> <p>AES-1a: Each home on each lot shall not exceed 33 feet in height from the approved subdivision lot grade to the highest point of the roofline, excepting chimneys.</p> <p>AES-1b: For the lots most visible from public vantage points and along the southwestern edge of the project including the lots located adjacent to Darley Way (lots 37-43), southwest of Arberdeen Road (lots 70-73), and southwest of Heath Lane (lots 74-80), lots 109 and 110, and lots 27-29, 30, and 31:</p> <ul style="list-style-type: none"> ▪ The homeowner shall limit the height of the building to one-story structures, or design residences on downslope lots so that the structure appears to be a one-story structure from a publicly visible location with a view of the lot. In the event that a residence on a downslope or other lot that is visible from a public vantage point appears as a two-story structure due to the split design of the home, and the structure complies with the allowable building height for the lot, the homeowner shall: <ul style="list-style-type: none"> – Modify the design of the proposed residence on each of these lots to minimize the prominence of the structure, or install landscape screening along the perimeter of the lot in a manner that would minimize the view of the residence 	<p>City of Martinez Planning, Building, and Engineering Divisions</p>	<p>Prior to the issuance of building permits for each home.</p>	<p>Planning review of architectural plans for consistency with height requirements detailed in Mitigation Measure AES-1a and AES-1b</p> <p>Approval by Design Review Committee for lots 27-29, 30, 31, 37-43, 70-73, 74-80, 109, and 110</p>		

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<p>from public vantage points.</p> <ul style="list-style-type: none"> - Designated lots identified in this mitigation measure and in the project conditions of approval as lots with structures that will otherwise result in significant visual impacts to public vantage points will be subject to complete design review approval by the Design Review Committee in accordance with the Martinez - Design Review Ordinance (Martinez Municipal Code section 22.34) prior to issuance of a building permit. - The requirements of Mitigation Measure AES-1b can be waived if it can be demonstrated that the home will not be visible from any public vantage points. 					
<p><u>AES-1c</u>: Prior to final map recordation, the developer shall submit a landscape plan that incorporates screening landscaping for lots subject to Mitigation Measure AES-1a. The landscape screening shall minimize views of structures on these lots from Alhambra Valley Drive and Reliez Valley Road, Orchard Trail and Diablo Trail (Briones Regional Park), Thistle Circle, and Mt. Wanda. [Visual Simulations 1, 2, 3, 5, and 7]</p> <p><u>AES-1d</u>: Prior to final map recordation, the developer shall submit a landscape plan that incorporates landscaping to screen views of project infrastructure. [Visual Simulations 4 and 8]</p>	<p>City of Martinez Planning Division</p>	<p>Prior to final map recordation</p>	<p>Submit landscape plan consistent with requirements of Mitigation Measure AES-1c and AES-1d</p>		
<p><u>AES-1e</u>: All landscaping installed along the perimeter of the individual lot and shown on the final landscape plan shall be planted in accordance with the Open Space Management Plan and prior to issuance of the first building permit for the custom or semi-custom residence on the individual lot.</p>	<p>City of Martinez Planning Division</p>	<p>Prior to issuance of building per- mits for each lot.</p>	<p>Verify perimeter landscaping has been planted.</p>		

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<p><u>AES-1f</u>: For the lots visible from public vantage points (see Mitigation Measure AES-1), if landscaping is added on one of these designated lots to mitigate significant visual impacts to public vantage points, then prior to occupancy of that lot, a scenic easement shall be recorded against that lot in favor of the City of Martinez. The scenic easement shall require the lot owner and successor owners of such a lot to retain existing and any added landscaping. The scenic easement shall apply to the landscaped area on the lot and it shall provide that no trees in the landscaped area shall be removed or reduced in height without the prior written approval of the City of Martinez. The scenic easement shall further provide that removal of any proposed tree(s) or reduction in tree height in the scenic easement area on such a lot shall be authorized by the City of Martinez Zoning Administrator, if he/she finds that the home behind the tree(s) will not result in significant visual impacts to public vantage points. Any scenic easement decision by the City of Martinez shall be supported by substantial evidence. A note referencing such scenic easements shall be set forth on the final subdivision map that includes these lots. Tree removal or tree height reduction on these lots shall be subject to all of the applicable permit processes in the City of Martinez.</p>	<p>City of Martinez Planning Division</p>	<p>Prior to occupancy each individual lot that is subject to Mitigation Measure AES-1b</p>	<p>Verify recordation of scenic easement.</p>		
<p><u>AES-1g</u>: In accordance with the Alhambra Highlands Development Guidelines and Design Criteria, color selections that blend in with the landscape will be encouraged: such as, earth toned colors and light shades of gray, with trim colors which accent exterior wall colors.</p> <p><u>AES-1h</u>: In accordance with the Alhambra Highlands Develop-</p>	<p>City of Martinez Planning Division</p>	<p>Prior to approval of building permit.</p>	<p>Review plans for compliance with Development Guidelines and Design Criteria.</p>		

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ment Guidelines and Design Criteria, tall, blank walls of hillside houses are discouraged. Terrace walls and/or landscaping shall be used to provide screening of exterior walls of hillside homes.					
<u>AES-2</u> : Implementation of Mitigation Measure AES- 1 would reduce impacts on visual character to a less-than-significant level.	See Mitigation Measure AES- 1				
<u>AES-3</u> : Outdoor lighting shall be designed to minimize glare and spillover to surrounding properties (i.e., use of shielded light fixtures that direct light downwards and have incandescent light color). The project shall incorporate non-mirrored glass to minimize daylight glare.	City of Martinez Planning Division	Prior to approval of building permits	Lighting details shall be included in architectural plans. Lighting shall be consistent with the requirements of AES-3		
B. AIR QUALITY & GREENHOUSE GAS EMISSIONS					
<p><u>AIR-1</u>: The following mitigation measure shall be implemented:</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 per day. ▪ 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 mph. ▪ To the extent feasible, all roadways, driveways, and sidewalks to be paved shall be completed within two weeks after grading. If paving is not completed within two weeks after grading, a dust suppressant shall be applied to all roadways, driveways, and sidewalks. The suppressant shall be applied in a manner consis- 	City of Martinez Building Division	Ongoing throughout grading and/or construction activity	<p>Make regular site visits to the project site to ensure that all dust control mitigation measures are being implemented</p> <p>Verify that a sign is posted on the project site with the telephone number and person to contact at the Lead Agency regarding dust complaints</p>		

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<p>tent with manufacturer’s specifications.</p> <ul style="list-style-type: none"> ▪ Building pads shall be laid within two weeks after grading unless seeding or soil binders are used. ▪ 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 [CCR]). 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 commencement of construction and monthly thereafter. ▪ 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. <p>The above BMPs are expected to reduce dust generation by 75 percent or more.</p>					
<p><u>AIR-2</u>: The individual lots within the project would be developed as custom and semi-custom home sites. All homes would be subject to the 2010 Green Building Standards Code. The CC&Rs for the project shall require that each individual home be designed to meet</p>	<p>City of Martinez Building and Planning Divisions</p>	<p>Prior to approval of the CC&R’s Prior to issuance of building per-</p>	<p>Include a requirement in the CC&Rs for each individual home within the project to exceed</p>		

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or exceed the minimum standards of the 2010 Green Building Standards Code.		mits	the minimum standards of the 2010 Green Building Standards Code. Review building plan sets to confirm that each individual home exceeds the minimum standards of the 2010 Green Building Code Standards		
<u>AIR-3</u> : The BMPs in Mitigation Measures AIR-1 are expected to reduce dust generation by 75 percent or more.	See Mitigation Measure AES-1				
C. BIOLOGICAL RESOURCES					
<p><u>BIO-1</u>: The following mitigation measures would reduce potential impacts to the Alameda whipsnake to a less-than-significant level:</p> <p><u>BIO-1a</u>: Pre-construction minimization measures will be implemented, including:</p> <ul style="list-style-type: none"> ▪ Prior to ground-disturbing activities, a pre-construction trapping survey for Alameda whipsnake will be conducted in the impact area. A trapping plan will be submitted to USFWS and CDFG for review and approval prior to implementation. ▪ An exclusion fence shall be placed near the grading limit for the duration of the project grading, paving, and construction to prevent Alameda whipsnake from entering the project site. The alignment and type of fencing to be used will be subject to review and approval by USFWS and CDFG. 	USFWS/CDFG	Prior to initiation of grading	Conduct trapping program Construct exclusion fencing Conduct worker training session		

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<p>All construction workers shall receive training on the Alameda whipsnake and the measures being taken to avoid take of the species during construction.</p>					
<p><u>BIO-1b</u>: Minimization measures during construction shall be implemented, including:</p> <ul style="list-style-type: none"> ▪ A USFWS- and CDFG-approved biological monitor shall be present during the grading phase of the project. Monitoring requirements beyond that time will be subject to review and approval by USFWS and CDFG. The contract compliance inspectors and environmental compliance coordinator, with support from the USFWS and CDFG-approved biologist, shall ensure that construction equipment and associated activities avoid any disturbance of sensitive resources outside the project area. ▪ All material stockpiling and staging areas shall be located within project right-of-ways in non-sensitive areas, or at designated disturbed/developed areas outside of designated construction zones. ▪ Vehicle and equipment refueling, repair, and lubrication shall only be permitted in designated areas where accidental spills will be contained. ▪ To allow Alameda whipsnake and other species to move between the north and south side of the Wildcroft Drive extension, an arched passageway shall be installed. ▪ Plastic mono-filament netting (erosion control matting) or similar material shall not be used at the project site because Alameda whipsnake may become entangled or trapped in it. ▪ To eliminate an attraction to predators, food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers. 	<p>USFWS/CDFG</p>	<p>During project grading and construction</p>	<p>Biological monitor on-site</p>		

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<p>To prevent inadvertent entrapment of Alameda whipsnake, all excavated, steep-walled holes or trenches more than 2 feet deep shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Before these holes or trenches are filled, they shall be thoroughly inspected for trapped Alameda whipsnake. Additional details of this minimization measure are provided in the Biological Opinion included in Appendix D and are incorporated by reference.</p>					
<p><u>BIO-1c</u>: Several post-construction minimization measures shall be implemented, including:</p> <ul style="list-style-type: none"> ▪ The Covenants, Conditions, and Restrictions (CC&R's) that are recorded against the property and applicable to all conveyed to future landowners shall provide for restrictions on domestic pets including requiring all dogs be on a leash when off of private property and all cats to wear bells. These restrictions are intended to reduce the effects of domestic pets on common and sensitive wildlife species in open space areas. 	USFWS/CDFG	Prior to approval of the CC&Rs	Project sponsor to include requirements of BIO- 1c in CC&Rs for review and approval by City of Martinez		
<ul style="list-style-type: none"> ▪ Limitations on fire management activities in Alameda whipsnake habitat shall be implemented (i.e., any removal of scrub vegetation, including coyote brush, will be conducted using manual methods and shall be monitored by a USFWS and CDFG-approved biologist if removal is done during March through October). 	City of Martinez	On-going			
<ul style="list-style-type: none"> ▪ Open space lands will be protected by a Conservation easement and maintained in their natural state. An Open Space Management and Monitoring Plan (OSMMP) and an Addendum to the OSMMP have been developed and shall be implemented by Richfield Investment Corporation for the maintenance of these 	City of Martinez	On-going	Implement Open Space Management and Monitoring Plan		

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lands, including fire protection measures.					
<ul style="list-style-type: none"> The on-site conservation easement lands shall be managed by a third party manager approved by the USFWS and CDFG. The costs of the management entity will be funded by an endowment provided by the project sponsor. 	USFWS/CDFG	On-going	Manage on-site conservation lands		
<ul style="list-style-type: none"> A Natural Habitat Preservation booklet shall be prepared and provided to each homeowner to educate homeowners about the natural resources in the open space, including the presence of Alameda whipsnake and its habitat. 	City of Martinez	On-going	Include provisions for preparation of and providing a Natural Habitat Preservation booklet within the CC&Rs		
<ul style="list-style-type: none"> The Post-Construction Monitoring Plan shall be implemented. This plan includes monitoring of scrub enhancement and creation areas, surveys for Alameda whipsnake prey, and Alameda whipsnake trapping surveys. Additional details are provided in the Alameda whipsnake Mitigation and Monitoring Plan. 	USFWS/CDFG	10 years following construction			
<p><u>BIO-1d</u>: In addition, to mitigate for the reduction in habitat value of the Alameda whipsnake habitat in project open space and adjacent undeveloped lands due to habitat fragmentation and reduction of connectivity, several Alameda whipsnake recovery plan tasks shall be implemented, as provided in the Alameda Whipsnake Mitigation and Monitoring Plan and the Biological Opinion included in Appendix D and are incorporated by reference into this SEIR.</p>	USFWS/CDFG	On-going	Implement Alameda whipsnake mitigation monitoring and reporting program		
<p><u>BIO-2</u>: The mitigation measures listed in the Streambed Alteration application shall be implemented including planting willow saplings on the streambank adjacent to the proposed outfall location and removal of the invasive plant species giant reed (<i>Arundo donax</i>).</p>	CDFG	Following outfall construction	Plants installed by project sponsor		

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<p><u>BIO-3</u>: The project shall create 0.14-acre of new seasonal wetland and 0.11-acre of pond in accordance with the Corps' authorization/approved wetland mitigation plan. The wetland mitigation plan also includes preservation and enhancement of 1.22 acres of ephemeral drainages, seasonal swales, and seeps on-site and off-site. Mitigation features shall be located within the on-site preservation area and on the Christie Road property located in nearby Hercules. The applicant shall implement all details provided in the approved Wetland Mitigation and Monitoring Plan included in Appendix D, which is incorporated by reference in this SEIR.</p>	Corps of Engineers	Concurrent with project construction	Mitigation features built by applicant		
<p><u>BIO-4</u>: The majority (217.93 acres) of the approximately 298-acre property shall be set aside as open space in perpetuity (i.e., a conservation easement shall be placed over this portion of the property). This open space would continue to provide habitat for native wildlife. Additionally, as mentioned under Mitigation Measure BIO-1 for Alameda whipsnake, a wildlife corridor will be constructed to allow passage beneath Wildcroft Drive.</p>	City of Martinez	At project approval	Approval by Planning Commission		
<p><u>BIO-5</u>: The following multi-part mitigation measure shall be implemented:</p> <p><u>BIO-5a</u>: Mitigation measures outlined in the tree preservation plan, included in Appendix D and incorporated by reference into this SEIR, shall be implemented. These measures include protection fencing, establishment of a tree protection zone, and special demolition and site clearing measures to protect trees that shall be maintained during construction and to provide for replacement trees for those that shall be removed.</p>	City of Martinez	Prior to issuance of a grading permit and during all construction activity	Confirm tree preservation plan is being implemented		
<p><u>BIO-5b</u>: The project shall replace native trees to be removed</p>	City of Martinez	Trees planted in fall after irrigation	Confirm replacement trees are		

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<p>(within grading footprint and on custom lots) with the planting of replacement native trees at a 1.5:1 ratio. Species to be used in the tree planting shall be species native to the project site and will include the following species: blue oak, coast live oak, valley oak, California bay, and California buckeye.</p> <p>BIO-5c: Replacement planting of trees shall occur on the project site within the following areas in the order of priority as listed below:</p> <ol style="list-style-type: none"> 1. Within or adjacent to existing oak woodland stands where regeneration is sparse or lacking. The purpose of these plantings shall be to provide stand replacement as the older trees die. 2. Around the perimeter of Lots 37-43 and 70-80 to provide screening from off-site views. 3. Common area landscaping such as along the Wildcroft Drive entry road. 4. On fill slopes to maintain the visual continuity of woodland areas where project fills require tree removal. <p>Replacement tree locations shall be identified on the project Open Space Management Plan. This plan will also incorporate information on tree planting and maintenance. This plan shall be submitted to the City Planning Manager for review for conformance with this mitigation measure.</p> <p>Trees shall be maintained for a minimum five-year period. Maintenance shall include weeding the planting basins, watering for three years, and inspection/repositioning tree protection cages to ensure they are protecting the trees. Maintenance activities shall end when 75 percent of the planted trees are adding six or more inches in height/year without supplemental irrigation. The re-</p>		<p>installed and monitored</p> <p>Five years following installation</p>	<p>planted and maintained consistent with Mitigation Measure BIO-5b and BIO-5c. consistent with Open Space Management Plan</p> <p>Tree counts conducted in Fall of each monitoring year</p>		

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<p>removal of tree protection cages shall be based on the growth of individual trees. In order to remove a cage a tree must be at least 6 feet in height with a trunk diameter of two or more inches.</p> <p>Annual reports providing information on the status of the mitigation tree plantings will be submitted to the City by December 31 of each year until maintenance activities end in the wildland plantings. The reports will include information on maintenance activities conducted and survival information from fall tree counts.</p> <p>The planting of additional trees will be undertaken if fall tree counts indicate that tree survival has fallen below the number of trees necessary to meet the 75 percent criteria for plant performance. Replanting will be held to the same performance standards as the initial plantings.</p>					
<p><u>BIO-5d</u>: If a sufficient number of trees cannot be planted on-site to fully off-set tree loss associated with the project, the remaining required trees will be planted at one of the projects off-site mitigation properties (Christie Road, Allen). Off-site tree replacement will be allowed subject to the criteria outlined above and the approval of the City of Martinez.</p>	City of Martinez	Prior to Final Map approval	Review and accept Open Space Management Plan		
<p><u>BIO-5e</u>: Project grading will be designed to protect existing trees on Lots 9, 21, 40-42, 45, 75-76, 106, and 108, and the Parcel E Park.</p>	City of Martinez	Prior to issuance of grading permit	Confirm grading plan provides protection to existing trees on listed lots		
<p><u>BIO-5f</u>: The City will review the design of homes on custom lots (Lots 1 to 7, 37-43, 70-80, 107-112) to minimize or avoid tree removal. If tree removal is unavoidable, tree replacement planting will be required subject to the same requirements as the remainder of the subdivision.</p>	City of Martinez	Prior to issuance of building permits for each home on lots 1- 7, 37-43, 70-80, and 107-112	Review site and grading plans		

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D. CULTURAL RESOURCES					
<p><u>CULT-1</u>: If deposits of prehistoric or historical archaeological materials are encountered during project activities, all work within 25 feet of the discovery shall be redirected and a qualified archaeologist contacted to assess the find, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel should not collect or move any archaeological materials or human remains and associated materials. It is recommended that adverse effects to such deposits be avoided by project activities. If avoidance is not feasible, the archaeological deposits shall be evaluated for their eligibility for listing in the California Register. If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, avoidance of project impacts on the deposit shall be the preferred mitigation. If adverse effects on the deposits cannot be avoided, such effects must be mitigated. Mitigation can include, but is not necessarily limited to: excavation of the deposit in accordance with a data recovery plan (see CEQA Guidelines Section 15126.4(b)(3)(C)) and standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; production of a report detailing the methods, findings, and significance of the archaeological site and associated materials; curation of archaeological materials at an appropriate facility for future research and/or display; preparation of a brochure for public distribution that discusses the significance of the archaeological deposit; an interpretive display of recovered archaeological materials at a local school, museum, or library; and public lectures at local schools and/or historical societies on the findings and significance of the site and recovered archaeological materials. The City shall ensure that any mitigation involving excavation of the deposit is implemented prior to project construction or actions that could adversely affect the deposit in question.</p>	Project Contractor	During grading and construction	Ensure that all work is halted if any archaeological materials are encountered and the measures detailed are followed		

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<p>Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results and provide recommendations for the treatment of the archaeological deposits discovered. The report shall be submitted to the project applicant, the City of Martinez Community Development Department and the NWIC. The applicant shall implement the recommendations of the archaeologist report.</p>					
<p><u>CULT-2</u>: If paleontological resources are discovered during initial project monitoring, all work within 25 feet of the discovery should be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Adverse effects to the discovery should be avoided by project activities. If effects to such resources cannot be avoided, the resources should be assessed to determine their paleontological significance. If the paleontological resources are not significant, avoidance is not necessary. If the paleontological resources are significant, adverse effects to the resources must be mitigated. Upon completion of the assessment, the paleontologist should prepare a report documenting the methods and results, and provide recommendations for the treatment of the paleontological resources discovered. The report shall be submitted to the project applicant and the University of California Museum of Paleontology. The applicant shall implement the recommendations of the paleontological report.</p>	Project Contractor	During grading and construction	Ensure that all work is halted if any paleontological resources are encountered and the measures detailed are followed		
<p><u>CULT-3</u>: If human remains are encountered, work within 25 feet of the discovery should be redirected and the County Coroner notified immediately. At the same time, an archaeologist should be contacted to assess the situation and consult with agencies as appropriate. The project proponent shall also be notified. Project personnel should not collect or move any human remains and associated</p>	Project Contractor	During grading and construction	Ensure that all work is halted if any paleontological resources are encountered and the measures detailed		

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<p>materials. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. Upon completion of the assessment, the archaeologist should prepare a report documenting the methods and results and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report should be submitted to the project applicant, the City of Martinez Community Development Department, the MLD, and the NWIC. The applicant shall implement the recommendations of the archaeologist's report.</p>			are followed		
E. HYDROLOGY/WATER QUALITY					
<p><u>HYD-1</u>: The following mitigation measure is proposed to reduce water quality impacts during construction to a less-than-significant level.</p> <p>In compliance with the terms of the 2009 NPDES Construction General Permit (CGP), the project sponsor shall prepare a SWPPP designed to reduce potential impacts to surface water quality throughout the construction period of the project. A NOI shall be prepared and submitted to the State Water Resources Control Board prior to rough grading. The NOI shall be attached to the SWPPP and kept on site during development. It is not required that the SWPPP be submitted to the Water Board, but must be maintained on-site and made available to Water Board staff upon request. The SWPPP shall include specific and detailed BMPs designed to mitigate construction-related pollutants. At a minimum, BMPs shall include practices to minimize the contact of construction materials, equip-</p>	<p>State Water Resource Control Board (SWRCB) Project Contractor</p>	<p>Prior to commencement of grading, Project Contractor shall submit a Notice of Intent (NOI) for the project will be submitted to the City of Martinez Planning, Building, and Engineering Divisions.</p>	<p>Monitoring to be performed by applicant and submitted to State Water Resources Control Board. Notice of Termination will be reviewed by the Regional Water Quality Control Board in Oakland. Per 2009 State General Construction Permit, monitoring is based on</p>		

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<p>ment, and maintenance supplies (e.g., fuels, lubricants, paints, solvents, adhesives) with stormwater. The SWPPP shall specify properly-designed centralized storage areas that keep these materials out of the rain.</p> <p>BMPs designed to reduce erosion of exposed soil may include, but are not limited to: soil stabilization controls, watering for dust control, perimeter silt fences, placement of fiber rolls, and sediment basins. The potential for erosion is generally increased if grading is performed during the rainy season because disturbed soil can be exposed to rainfall and storm runoff. If grading must be conducted during the rainy season, the primary BMPs selected shall focus on erosion control (i.e., keeping sediment on the site). End-of-pipe sediment control measures (e.g., basins and traps) shall be used only as secondary measures. The SWPPP shall include interceptors/barriers at natural channels and storm drain inlets to prevent temporary construction-related erosion from entering into permanent drainage systems. These inlet protection BMPs shall be in place and maintained all year until construction completion.</p> <p>During project construction, all exposed soil and other fill shall be permanently stabilized at the earliest date practicable.</p> <p>Ingress and egress from the construction site shall be carefully controlled to minimize off-site tracking of sediment. Vehicle and equipment wash-down facilities shall be designed to be accessible and functional during both dry and wet conditions.</p> <p>To educate on-site personnel and maintain awareness of the importance of stormwater quality protection, site supervisors shall conduct regular tailgate meetings to discuss pollution prevention. The frequency of the meetings and required personnel attendance list shall be specified in the SWPPP.</p> <p>The SWPPP shall specify a monitoring program to be implemented</p>			<p>risk level assigned to project. Weekly, quarterly and annual reporting is required for hillside grading projects. Sampling is performed during rain events. Reports are uploaded to State Water Resources Control Board website.</p>		

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<p>by the construction site supervisor, and shall include both dry and wet weather inspections. In addition, in accordance with State Water Resources Control Board Resolution No. 2001-046, monitoring shall be required during the construction period for pollutants that may be present in the runoff that are "not visually detectable in runoff." The proponent shall retain an independent monitor to conduct weekly inspections and provide written monthly reports to the City of Martinez to ensure compliance with the SWPPP. Water Board personnel, who may make unannounced site inspections, are empowered to levy considerable fines if it is determined that the SWPPP has not been properly prepared and implemented. The SWPPP shall specify a monitoring program to be implemented by the construction site supervisor, and shall include both dry and wet weather inspections. In addition, in accordance with State Water Resources Control Board Resolution No. 2001-046, monitoring shall be required during the construction period for pollutants that may be present in the runoff that are "not visually detectable in runoff." The proponent shall retain an independent monitor to conduct weekly inspections and provide written monthly reports to the City of Martinez to ensure compliance with the SWPPP. Water Board personnel, who may make unannounced site inspections, are empowered to levy considerable fines if it is determined that the SWPPP has not been properly prepared and implemented.</p> <p>All standards and BMPs outlined in the project SWPPP shall be followed and, additionally, BMPs shall be enhanced as necessary to maintain the project in compliance with the CGP. The requirements of the 2009 State Construction General Permit are to be implemented on a year-round basis, not just during the winter season. BMPs shall be implemented at an appropriate level to minimize sediment discharge or other discharges from the project in accordance with the adopted 2009 GCP, requirements which include nu-</p>					

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<p>meric thresholds for turbidity and pH.</p> <p>With implementation of the mitigation measures identified above, the proposed project would result in less-than-significant water quality impacts due to the violation of water quality standards or the substantial degradation of surface or groundwater quality. Additionally, these mitigation measures would mitigate potentially significant water quality impacts resulting from the alteration of drainage patterns due to erosion or siltation to a less-than-significant level.</p>					
<p><u>HYD-2:</u> In order to reduce water quality impacts after construction to less-than-significant levels, the project shall implement a Final SWMP approved by the San Francisco RWQCB to the City of Martinez prior to issuance of a Final Grading Permit. The SWMP plan shall demonstrate that post-construction stormwater discharges will be treated to the Maximum Extent Practicable with BMPs prior to release into downstream receiving waters.</p>	<p>Regional Water Quality Control Board (RWQCB)</p>	<p>Prior to the issuance of grading permits</p>	<p>Review by RWQCB and City of Martinez Planning, Building, and Engineering Divisions</p>		
<p><u>HYD-3:</u> The following six-part mitigation measure would reduce impacts associated with alteration of drainage patterns, increases in calculated peak flood discharges and downstream flooding potential after the project is implemented to a less-than-significant level.</p> <p><u>HYD-3a:</u> The project shall implement a Final SWMP approved by the San Francisco Bay RWQCB and a Final Drainage Plan to the City of Martinez and the Contra Costa County Flood Control and Water Conservation District prior to issuance of a Final Grading Permit. The Drainage Plan shall demonstrate that post-project discharges will be reduced to pre-project flow rates up to the 100-year recurrence interval storm. It shall also demonstrate the adequacy of on-site and downstream infrastructure capacity to transmit post-project flows without flooding. The SWMP shall demonstrate that the post-project flows are attenuated to the</p>	<p>RWQCB, City of Martinez Planning, Building, and Engineering Divisions, Contra Costa County Flood Control District</p>	<p>Prior to the issuance of grading permits</p>	<p>Review by RWQCB and City of Martinez Planning, Building, and Engineering Divisions and Contra Costa County Flood Control District.</p>		

Mitigation Measure	Monitoring Responsibility	Monitoring Schedule	Monitoring Procedure	Date Completed	Initials
<p>Maximum Extent Practicable in BMPs prior to release into down-stream receiving waters in accordance with RWQCB Standards.</p> <p><u>HYD-3b</u>: In order to reduce impacts associated with alterations in subsurface flows near the Wildcroft Drive alignment, the project shall submit a remedial grading plan to the City of Martinez prior to issuance of a Grading Permit. The Plan shall depict areas of subsurface groundwater diversion in unstable slopes. The remedial grading plan shall also demonstrate locations of proposed remedial grading, geotechnical subdrains locations and subdrain connections to the proposed storm drain system.</p> <p>The project storm drainage system shall reduce subsurface seepage and surface flows from the project site onto properties adjacent to the proposed Wildcroft Drive alignment by rebuilding the slope and redirecting surface and subsurface water with subdrains and storm drainage infrastructure. The storm drainage system would be installed in conjunction with roadway improvements. The subdrain systems shall either discharge to the surface along with storm drain outfalls, or discharge directly into the storm drain system.</p> <p><u>HYD-3c</u>: In order to reduce impacts associated with minor alterations in open space areas, the project shall submit a grading plan to the City of Martinez prior to issuance of a final grading permit, demonstrating that locations where open space improvements are proposed will not impact existing capacity or sediment transport capabilities of connected downstream drainage courses.</p> <p>Maintenance of gullies, trails and other areas where concentrated rainfall runoff currently exists, which are downslope of the project development footprint but within the project limits, shall be performed by the project GHAD. This includes several drainages downstream of the ridgetop development footprint, where</p>					

Mitigation Measure	Monitoring Responsibility	Monitoring Schedule	Monitoring Procedure	Date Completed	Initials
<p>the project intends to fill the headwaters of the drainages and route subdrain and surface water into them in order to mitigate potential loss of associated habitat value. Rip-rap sizing would be appropriate for any improvement to these channels where flows would be concentrated. Trails shall be designed such that the diversion of rainfall runoff is minimized.</p> <p><u>HYD-3d</u>: A grading completion bond shall be put in place for the project prior to issuance of a Grading Permit to ensure that the project grading and storm drain improvements are completed in case the developer of the project is unable to successfully complete the project.</p> <p><u>HYD-3e</u>: To reduce impacts at the proposed Alhambra Creek outfall, the project shall submit a drainage plan to the Contra Costa County Public Works Department prior to final map approval, demonstrating that erosion impacts at the outfall locations will be reduced to less-than-significant levels in accordance with the requirements of the Section 401 water quality certification. The Alhambra Creek storm drain outfall will require a 1010 Drainage Permit from the Contra Costa County Public Works Department since it is located outside of the City of Martinez limits. It is anticipated that rock rip-rap and concrete rock will be placed in the Alhambra Creek channel in order to reduce impacts at the proposed outfall locations.</p>					
<p><u>HYD-3f</u>: Prior to Final Map approval, a final drainage report shall be submitted to the City of Martinez and the Contra Costa County Flood Control and Water Conservation District to confirm the results of the preliminary drainage studies performed by the project to date.</p> <p>The project is partially located within Contra Costa County Flood Control and Water Conservation Service (CCCFCD) Drainage Areas</p>	<p>City of Martinez Contra Costa County Flood Control and Water Conservation District</p>	<p>Prior to Final Map approval</p>	<p>Review final drainage report to confirm the results of the drainage studies performed to date</p>		

Mitigation Measure	Monitoring Responsibility	Monitoring Schedule	Monitoring Procedure	Date Completed	Initials
<p>47 and 72. The project shall pay fees to the CCCFCD for portions of the project located within these Drainage Areas prior to final map approval. These fees are intended to be used for flood control maintenance and improvements of downstream water-courses.</p> <p>The implementation of the measures listed above together with the project design would reduce on-site erosion or flooding concerns to a less-than-significant level. The use of two detention basins on-site would reduce existing runoff generated from the site to levels less than that of the existing condition for a wide range of storms. Open space areas would be improved to mimic pre-hydrologic conditions or reduce off-site flows to the maximum extent practicable. As a result, potential impacts to on-site or downstream watercourses in regard to increases in flow rates, velocities or geomorphic conditions would be less than significant.</p>					
<p>HYD-4: The implementation of Mitigation Measure HYD-1 will help minimize the potential for mudflows. Site monitoring shall also be periodically performed during the rainy season by the project Geotechnical Engineer (GE) or Certified Engineering Geologist (CEG) to monitor areas where hillside grading is to be performed, in order to assess any temporary erosion issues that might lead to mud flows or other discharges of soil material off-site. In the event that monitoring identifies potential debris flow hazards, the developer shall implement the following measures to eliminate the potential discharge of soil material off-site under the direction of the project GE/CEG.</p> <ul style="list-style-type: none"> • Construct berms to block the potential for downstream movement of soil material. • Create catchment areas downstream of potential debris flows to capture mobilized material. 	<p>City of Martinez Planning, Building, and Engineering Divisions, State Water Resources Control Board</p>	<p>During Construction</p>	<p>As needed and as directed by City Building Division.</p>		

Mitigation Measure	Monitoring Responsibility	Monitoring Schedule	Monitoring Procedure	Date Completed	Initials
<ul style="list-style-type: none"> • Provide fencing or temporary barriers to block the movement of sediment. 					
<p><u>HYD-5</u>: Prior to approval of the development the City will require site-specific geotechnical report for the detention basins to confirm that the performance of all soils and slopes which would underlie the basin and other associated drainage improvements will withstand groundshaking. The site specific geotechnical report shall demonstrate that soils will be stabilized to minimize the potential for failure of the detention basins. The geotechnical report shall provide recommendations to stabilize slopes in such a manner that demonstrates breaching of the ponds is highly unlikely. The report shall be signed by the project Geotechnical Engineer (GE) and Certified Engineering Geologist (CEG). Ultimately, long-term maintenance of the basins will be performed by the project Geologic Hazard Abatement District in accordance with the plan of control.</p>	Project Geotechnical Engineer (GE) or Certified Engineering Geologist (CEG)	Periodically during rainy season during construction period	Observe hillside grading to assess temporary erosion issues and if necessary implement identified measures		
<p>F. NOISE</p>					
<p><u>NOISE-1</u>: All construction activities shall be restricted to Monday – Friday and to the hours of 7:00 a.m. to fuel and oil vehicles, 7:30 a.m. for vehicle warm-up, and construction shall not occur after 5:00 p.m. Work on weekends shall be limited to individual requests for low noise level work and shall be subject to revocation if complaints are received. The project applicant shall post a sign on the site notifying all workers of this restriction.</p>	City of Martinez Building Department	As needed	Observe construction activities at site and confirm compliance with measure		
<p><u>NOISE-2</u>: Noise barriers shall be constructed to mitigate substantial noise increases attributable to the project. Preliminary calculations indicate that 5-foot barriers would generally be sufficient to reduce traffic noise levels to a point that it would not be substantially higher than existing levels (i.e., the increase attributable to the project would be less than 3 dBA Ldn). To be effective, the proposed noise barrier must be solid over the face and at the base of the barrier.</p>	City of Martinez Building Department	Prior to issuance of building permits	Review noise report		

Mitigation Measure	Monitoring Responsibility	Monitoring Schedule	Monitoring Procedure	Date Completed	Initials
<p>Openings or gaps between barrier materials or the ground substantially decrease the effectiveness of a noise barrier. Suitable materials for barrier construction shall have a minimum surface weight of 3 lbs./ft.² (such as 1-inch thick wood, masonry block, concrete, or metal). An acoustical specialist shall confirm the final design of the noise barrier based on the project's final grading plan to ensure the increase attributable to the project would be less than 3 dBA Ldn.</p>					
<p>NOISE-3: The project shall implement the following controls to reduce construction noise levels to a less-than-significant level:</p> <ul style="list-style-type: none"> ▪ Restrict noise-generating activities at the construction site or in areas adjacent to the construction site to the hours of 7:00 a.m. to 5:00 p.m., Monday through Friday. Limited construction may occur, subject to City approval, on weekends and holidays between the hours of 9:00 a.m. to 5:00 p.m. ▪ Construct permanent noise barriers or temporary solid plywood fences (minimum 8 feet in height) along the portion of Wildcroft Drive that adjoins existing residences in the Elderwood Subdivision as early in the construction schedule as possible. ▪ Utilize 'quiet' models of air compressors and other stationary noise sources where technology exists. ▪ Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment. ▪ Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from residences or noise-sensitive land uses. ▪ Locate staging areas and construction material areas as far away as possible from residences or noise-sensitive land uses. 	<p>City of Martinez Building Department</p>	<p>During construction</p>	<p>Observe construction activities and confirm compliance with measure</p>		

Mitigation Measure	Monitoring Responsibility	Monitoring Schedule	Monitoring Procedure	Date Completed	Initials
<ul style="list-style-type: none"> ▪ Route all construction traffic to and from the project site via designated truck routes where possible. Prohibit construction related heavy truck traffic in residential areas where feasible. ▪ Control noise from construction workers' radios to a point that they are not audible at existing residences bordering the project site. ▪ Prohibit all unnecessary idling of internal combustion engines; ▪ Notify adjacent noise-sensitive land uses of the construction schedule in writing. ▪ Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule. 					