

**Mitigation Monitoring and Reporting Program
for the
CityWalk Master Plan
Draft Environmental Impact Report
City of San Ramon, Contra Costa County, California
State Clearinghouse Number 2019090586**

Prepared for:

City of San Ramon

7000 Bollinger Canyon Road
San Ramon, CA 94583
925.973.2500

Contact: Lauren Barr, Planning Manager

Prepared by:

FirstCarbon Solutions

1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597
925.357.2562

Contact: Mary Bean, Project Director
Lisa Davison, Project Manager

Date: July 15, 2020

PREFACE

Pursuant to Public Resources Code Section 21081.6, the City of San Ramon (Lead Agency) hereby finds that the mitigation measures set forth in the Mitigation Monitoring and Reporting Program (MMRP) will reduce or avoid potentially significant impacts of the CityWalk Master Plan to the extent feasible for the reasons described in the Draft Environmental Impact Report (Draft EIR) and administrative record. The Lead Agency intends for each of the mitigation measures to be adopted as recommended in the Draft EIR. In the event of any inconsistencies between the mitigation measures set forth in the Draft EIR and the MMRP, the MMRP shall govern.

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Section 3.2—Air Quality					
<p>MM AIR-2a: The following Best Management Practices (BMPs), as recommended by the Bay Area Air Quality Management District (BAAQMD), shall be included in the design of all development contemplated by the proposed Master Plan and implemented during all construction:</p> <ul style="list-style-type: none"> • All active construction areas shall be watered at least two times per day. • All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least three times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard. • 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. Building pads shall be laid as soon as possible 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 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage regarding idling restrictions 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. <p>The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The City of San Ramon and the construction contractor shall take corrective action</p>	<p>Incorporation into project construction documents</p> <p>On-site inspection</p> <p>Submittal of proof of BMP implementation during construction</p>	<p>Prior to construction</p> <p>During construction</p> <p>During construction</p>	<p>City of San Ramon Engineering Services Division; project applicant; construction contractor</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
within 48 hours. The BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations.					
MM AIR-2b: Prior to the issuance of any grading or building permits (whichever occurs earliest), the project applicant and/or construction contractor shall prepare a construction operations plan that, during construction activities, requires all off-road equipment with engines greater than 50 horsepower to meet United States Environmental Protection Agency (EPA) or California Air Resources Board (ARB) Tier 4 Final off-road emission standards. This plan shall be implemented prior to construction activities to ensure that all off-road equipment with engines greater than 50 horsepower meet either EPA or ARB Tier 4 Final off-road emission standards. The construction contractor shall maintain records concerning its efforts to comply with this requirement during construction, including equipment lists. Off-road equipment descriptions and information may include but are not limited to equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number. The project applicant and/or construction contractor shall submit the construction operations plan and records of compliance to the City of San Ramon.	Submittal of construction operations plan and records of compliance On-site inspection	Prior to issuance of grading or building permit; prior to any construction activities During construction	City of San Ramon Community Development Department; project applicant; construction contractor		
MM AIR-2c: The following measure shall be applied to all development under the proposed Master Plan during construction to facilitate the use of electric landscaping equipment during project operations: <ul style="list-style-type: none"> Provision of outlets on the outside of buildings or in other accessible areas to facilitate the use of electrically powered landscape equipment. 	Incorporation into project construction documents On-site inspection	Prior to construction During construction	City of San Ramon Community Development Department		
MM AIR-2d: The following measures shall be applied to all development under the proposed Master Plan during both construction and operation to reduce ROG emissions: <ul style="list-style-type: none"> Use super-compliant architectural coatings. These coatings are defined as those with volatile organic compound (VOC) less than 10 grams per liter. 	Incorporation into project construction documents On-site inspection	Prior to construction During construction	City of San Ramon Community Development Department; construction contractor		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>South Coast Air Quality Management District (SCAQMD)¹ provides a list of manufacturers that provide this type of coating.</p> <ul style="list-style-type: none"> ● Keep lids closed on all paint containers when not in use to prevent reactive organic gas (ROG) emissions and excessive odors. ● Use compliant low ROG cleaning solvents (also known as low VOC cleaning solvents) to clean paint application equipment. ● Keep all paint and solvent laden rags in sealed containers to prevent ROG emissions. 					
<p>MM AIR-2e: Prior to issuance of the final certificate of occupancy for any non-residential building developed under the proposed Master Plan, the project applicant shall provide documentation to the City of San Ramon that development under the proposed Master Plan would adhere to the existing approved Transportation Demand Management (TDM) Program for the Bishop Ranch Business Park that has been shown to promote trip reductions. The incentive programs outlined in the Bishop Ranch Business Park TDM Program promote trip reductions using strategies that include, but are not limited to:</p> <ul style="list-style-type: none"> ● A Bishop Ranch Transportation Center with travel information kiosks and on-site TDM coordinators to provide transportation information educational programs ● Tenant Employee Transportation Coordinator ● Fully Subsidized transit passes on County Connection buses ● Promotion and support of carpools, vanpools, and rideshare ● Bicycle amenities such as secure racks and showers ● Incentives for using alternative travel modes, including access to 511 Contra Costa Guaranteed Ride Home Program ● Promotion of TDM Public Outreach Campaigns – 511 Contra Costa ● New employee orientation meetings detailing TDM opportunities ● Meetings with City TDM Advisory Committee 	Submittal of proof of adherence to existing, approved TDM Program	Prior to issuance of final certificate of occupancy for any non-residential building	City of San Ramon Community Development Department		

¹ The availability of super-compliant architectural coatings for purchase is not limited to any geographical area.

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM AIR-2f: The following measure shall be applied to all development under the proposed Master Plan to facilitate and promote the use of electric vehicles during operations.</p> <ul style="list-style-type: none"> • Prior to issuance of building permits, the project applicant shall prepare and submit building plans to the City of San Ramon that demonstrates that all buildings meet or exceed building code standards. • Prior to issuance of building permits, the project applicant shall prepare and provide documentation demonstrating that the new development under the proposed Master Plan would include installation of on-site charging units for electric vehicles. Plans for on-site electric vehicle charging shall demonstrate that proposed Master Plan would meet or exceed electric vehicle parking provisions required by California Green Building Standards. 	Submittal of building plans that meet or exceed building code standards; Submittal of plans for on-site electric vehicle charging	Prior to issuance of building permits	City of San Ramon Community Development Department		
<p>MM AIR-2g: Prior to the issuance of building permits necessary for construction of any residential components of the proposed Master Plan, the project applicant shall provide documentation to the City of San Ramon demonstrating that all new residential land uses will be designed as all-electric developments. All-electric developments shall not include natural gas.</p>	Submittal of proof that all new residential land uses will be designed as all-electric development	Prior to issuance of residential building permits	City of San Ramon Community Development Department		
<p>MM AIR-2h: Step 1) The project applicant shall, prior to the occupancy of the 1,775th dwelling unit under the proposed Master Plan, demonstrate to the City of San Ramon that long-term operational ROG and NO_x emissions would be below the levels established by the BAAQMD thresholds. This may be achieved by providing refined emission estimates prepared by a qualified air quality specialist which verifies that development under the proposed Master Plan would not exceed the applicable regional thresholds during project operations for ROG and NO_x. As Phase 7 is not anticipated to begin operations until 2034, there are several factors that could result in lower operational emissions than those presented in this EIR. For instance, the project applicant may employ technologies that are not available at the present date (2020) to reduce operational emissions to below levels of significance. In addition, development under the proposed Master Plan could benefit from compliance with regulations affecting mobile-source and area-source operational emissions that are currently not proposed. In addition, emission factors available at the</p>	Submittal of refined emission estimates prepared by a qualified air quality specialist	Prior to occupancy of the 1,775 th dwelling unit under the proposed Master Plan	City of San Ramon Community Development Department		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>time Phase 7 is expected to begin operations would likely differ from those available at the time of this writing (2020). Step 1 requires the project applicant to demonstrate, to the satisfaction of the City, that the proposed Master Plan’s long-term operational emissions would not exceed the applicable BAAQMD’s regional thresholds. If the proposed Master Plan’s estimated emissions continue to exceed any applicable BAAQMD regional threshold, the requirements outlined in Steps 2 and 3 of this mitigation measure would apply.</p> <p>Step 2) The project applicant shall, prior to the occupancy of the 1,775th dwelling unit under the proposed Master Plan, enter into an agreement with the City of San Ramon to develop or participate in a verifiable off-site mitigation program to offset operational ROG and NO_x emissions to the levels established by the BAAQMD thresholds for the years in which the proposed Master Plan’s operational emissions exceed the BAAQMD thresholds after incorporation of MM AIR-2c through MM AIR-2g. The off-site mitigation program shall require the project applicant to provide payment to fund emission reduction projects through grants or similar mechanisms within the San Francisco Bay Area Air Basin. All off-site reductions must be quantifiable, verifiable, and enforceable. During the years of exceedance, the offset cost would be equal to the difference between the proposed Master Plan operational emissions and the applicable BAAQMD threshold multiplied by the emissions fee(s).</p> <p>Step 3) If Step 2 is required, the project applicant shall provide a report within 15 months of occupancy of the 1,775th dwelling unit under the proposed Master Plan demonstrating compliance with Step 2 of this mitigation measure. The report shall demonstrate that operational emissions of ROG and NO_x emissions for development under the proposed Master Plan did not exceed levels established by the BAAQMD thresholds in the year of operations being analyzed. The emissions inventory shall be prepared using BAAQMD’s approved/recommended emissions inventory model at the time of preparation of the report, using inputs and assumptions generally consistent with the model runs provided in the EIR prepared for the project. Following the submittal of the first required report, update reports shall be submitted to</p>	<p>If estimated emissions continue to exceed any applicable BAAQMD regional threshold, applicant to enter into agreement with City of San Ramon to develop or participate in a verifiable off-site mitigation program during years of exceedance</p> <p>Submittal of compliance reports</p>	<p>Prior to occupancy of the 1,775th dwelling unit under the proposed Master Plan</p> <p>Within 15 months of occupancy of the 1,775th dwelling unit, then annually</p>	<p>City of San Ramon Community Development Department</p> <p>City of San Ramon Community Development Department</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>the City on an annual basis. Annual reporting of the implementation of emissions reduction projects shall be required until the proposed Master Plan’s emissions are less than the applicable BAAQMD’s regional thresholds without offsets.</p> <p>If annual reports indicate that emission reductions do not adequately reduce project emissions to a level below the regional BAAQMD’s threshold for any year, then any emissions not offset in a previous year shall be offset in the following year (e.g., if the 2045 emissions exceed the threshold by five tons after the emissions reductions from credits, then those five tons of emissions must be offset in the following year).</p>					
<p>MM AIR-3: The project applicant shall install high efficiency Minimum Efficiency Reporting Value (MERV) filters with a rating of 13 in the intake of the residential ventilation systems. Prior to the issuance of any building permit associated with residential development, the project applicant shall provide to the City for review and approval evidence that in-unit filtration systems with efficiencies equal to or exceeding a 13, as defined by defined by the American Society of Heating, Refrigerating and Air Conditioning Engineers Standard 52.2, are included in the proposed Master Plan development as a standard design feature. To ensure long-term maintenance and replacement of the MERV filters in the individual units, the owner/property manager shall commit to maintaining and replacing the MERV 13 filters in accordance with the manufacturer’s recommendations. A signed commitment letter from the owner/property manager shall be submitted to the City of San Ramon within the first 60 days of occupancy of any residential land uses developed under the proposed Master Plan.</p>	<p>Incorporation into project development plans; Submittal of maintenance commitment letter</p>	<p>Prior to issuance of any residential building permit; within 60 days of residential occupancy</p>	<p>City of San Ramon Community Development Department; owner/property manager</p>		
<p>Section 3.3—Biological Resources</p>					
<p>MM BIO-1a: Prior to any ground disturbance activities on BR 1A or BR 3A, a qualified Biologist shall conduct a focused survey to determine the presence or absence of burrowing owls on-site. The survey shall be conducted according to the standard protocol established by the CDFW and the Burrowing Owl Consortium (BOC). If burrowing owl is determined to be present on the site,</p>	<p>Qualified Biologist’s pre-construction burrowing owl survey and submittal of survey documents;</p>	<p>Prior to ground disturbance on BR 1A or BR 3A</p>	<p>City of San Ramon Community Development Department; Qualified Biologist</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
mitigation for potential impacts to owls shall follow the guidelines outlined by the BOC, including passive relocation. If vegetation removal or ground disturbance begins within 30 days of the focused survey, no pre-construction survey would be required. If vegetation removal or ground disturbance activities begin after 30 days of the focused survey, a pre-construction survey would be required to be performed no earlier than 30 days prior to vegetation removal or ground disturbance.	Qualified Biologist’s pre-construction survey if vegetation removal/ ground disturbance begins after 30 days of initial survey				
MM BIO-1b: If suitable avian nesting habitat is intended to be removed during the nesting season (February 1 - August 31), a qualified Biologist shall conduct a nesting bird survey to identify any potential nesting activity no more than 15 days prior to ground disturbance. If passerine birds are found to be nesting, or there is evidence of nesting behavior within 250 feet of the impact area, the Biologist shall determine an appropriate buffer that shall be required around the nests. No vegetation removal or ground disturbance would occur within this buffer. For raptor species—birds of prey (e.g., hawks and owls)—this buffer would generally be 500 feet. A qualified Biologist shall monitor the nests closely until it is determined that the nests are no longer active, at which time construction activities may commence within the buffer area.	Qualified Biologist’s pre-construction survey and submittal of survey; on-site monitoring by the qualified Biologist if survey finds passerine birds or raptor species	Prior to ground disturbance during nesting season (February 1 through August 31)	City of San Ramon Community Development Department; Qualified Biologist		
Section 3.4—Cultural Resources					
MM CUL-1: An archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology shall be present during the initial grading on BR 1A, BR 3A, and BR 2600 to check for the inadvertent exposure of cultural materials. In the event exposed soils indicate cultural materials may be present, this may be followed by regular or periodic “spot-check” monitoring, but full-time archaeological monitoring is not recommended at this time. In the event cultural resources are encountered during subsurface activities, all construction within a 100-foot radius of the find shall cease until the qualified Archaeologist determines whether the resource requires further study. The project applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate Department of Parks and	Qualified Archaeologist’s on-site inspection(s); Inclusion of discovery clause in all construction contracts; City notification if cultural materials are encountered; Provision of Section 15064.5 permit(s) and copy of DPR 523 forms; Archeologist’s	During initial grading; Regularly during ground disturbance if exposed soils indicate cultural materials may be present	City of San Ramon Community Development Department; Qualified Archaeologist		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria by a qualified Archaeologist. Potentially significant cultural resources consist of, but are not limited to, glass, ceramics, stone, bone, wood, and shell artifacts or features, including hearths, structural remains, or historic dumpsites. The Archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines.	submittal of findings and documentation				
<p>MM CUL-3: If during the course of construction activities there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> 1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resource Code Section 5097.98. 2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the project site in a location not subject to further subsurface disturbance: <ul style="list-style-type: none"> • The NAHC is unable to identify an MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation. 	Inclusion of discovery clause in all construction contracts; City notification if human remains are encountered; County Coroner contacts NAHC and submits NAHC correspondence to City	During construction if human remains are discovered	City of San Ramon Community Development Department; City of San Ramon Engineering Services Division; project applicant; construction contractor; Contra Costa County Office of the Sheriff; Coroner’s Division; NAHC		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.</p> <p>Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains:</p> <ul style="list-style-type: none"> When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in Public Resources Code Section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American Burials with the appropriate Native Americans as identified by the NAHC. 					
Section 3.6—Geology and Soils					
<p>MM GEO-5: Prior to initiation of deep excavation procedures at depths greater than 10 feet, a qualified Paleontological Monitor shall be retained to conduct an on-site monitoring program to ensure protection of previously unknown paleontological specimens. In the event a fossil is discovered during construction of the proposed Master Plan area when the Paleontological Monitor is not present, excavation within 100 feet of the find shall be temporarily halted until the discovery is examined by a qualified Paleontologist, in accordance with Society of Vertebrate Paleontology standards. The project applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The Paleontologist shall notify the City of San Ramon and the project applicant of the procedures that must be followed before construction is allowed to resume at the location of the find. If the find is determined to be significant and the City determines that avoidance is not feasible, the Paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards. The plan shall be submitted to the City for review and approval.</p>	<p>Inclusion of discovery clause in all construction contracts; Submittal of pre-construction procedures to resume construction</p> <p>Qualified Paleontological monitoring</p> <p>Submittal of data recovery plan in the event of a find</p>	<p>Prior to construction</p> <p>During all excavations that exceed 10 feet</p> <p>During construction if paleontological resources discovered</p>	<p>City of San Ramon Community Development Department; City of San Ramon Engineering Services Division; project applicant; construction contractor; Qualified Paleontological Monitor</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Section 3.7—Greenhouse Gas Emissions					
Implement MM AIR-2e.	See above	See above	See above		
Section 3.8—Hazards and Hazardous Materials					
MM HAZ-2: Soil generated by construction activities on BR 3A shall be stockpiled on-site in a secure and safe manner or if designated for off-site disposal at a permitted facility, the soil shall be loaded, transported and disposed of in a safe and secure manner. Prior to off-site disposal of any excavated soils from BR 3A, the applicant shall retain a qualified consultant to test the soils for petroleum hydrocarbons. If testing reveals concentrations above acceptable levels, the applicant shall either treat the soils or dispose of them at an approved disposal facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state and federal agencies laws, in particular, the Regional Water Quality Control Board, Contra Costa Health Services and policies of the City of San Ramon.	<p>Incorporation into project construction documents</p> <p>On-site inspection</p> <p>Qualified consultant to conduct soil tests and treat/dispose soils at approved disposal facility/submit documentation to City</p>	<p>Prior to construction</p> <p>During construction</p> <p>Prior to off-site disposal of any excavated soils from BR 3A</p>	City of San Ramon Community Development Department; City of San Ramon Engineering Services Division; project applicant; construction contractor; Contra Costa Health Services		
Section 3.9—Hydrology and Water Quality					
MM HYD-1a: Prior to the issuance of grading permits, the project applicant shall file a Notice of Intent (NOI) with and obtain a facility identification number from the State Water Resources Control Board. The project applicant shall also submit a Storm Water Pollution Prevention Plan (SWPPP) to the City of San Ramon that identifies specific actions and BMPs to prevent stormwater pollution during construction activities. The SWPPP shall identify a practical sequence for BMP implementation, site restoration, contingency measures, responsible parties, and agency contacts.	File NOI and obtain facility identification number; Submittal of a SWPPP	Prior to issuance of grading permit	State Water Resources Control Board; City of San Ramon Engineering Services Division		
MM HYD-1b: Prior to the issuance of site development permits, the project applicant shall submit a final Stormwater Control Plan (SCP) to the City of San Ramon for review and approval. The SCP shall be developed using the Contra Costa Stormwater C.3 Guidebook and be designed to discourage prolonged standing/ponding of water on-site.	Submittal of final SCP	Prior to issuance of site development permits	City of San Ramon Engineering Services Division		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Section 3.11—Noise					
<p>MM NOI-1a: To reduce potential traffic noise impacts, prior to issuance of building permits, the applicant shall submit evidence to the satisfaction of the Planning Division to demonstrate that the proposed Master Plan includes a code compliant mechanical ventilation system that would permit windows to remain closed for prolonged periods for all proposed residential units fronting the following roadway segments.</p> <ul style="list-style-type: none"> • Camino Ramon—From Norris Canyon Road to Executive Parkway • Camino Ramon—From Executive Parkway to Bishop Drive • Camino Ramon—From Bishop Drive to Bollinger Canyon Road • Sunset Drive—From The Shops at Bishop Ranch/Bishop Ranch 2 to Bollinger Canyon Road • Bollinger Canyon Road—From Camino Ramon to Bishop Ranch 1 East • Interstate 680 North of Bollinger Canyon Road 	Submittal of proof of code compliant mechanical ventilation system	Prior to issuance of building permits	City of San Ramon Community Development Department		
<p>MM NOI-1b: The project shall provide upgraded wall and window assemblies for all residential units that would have a line of sight to I-680 (and would be located within 390 feet of I-680). The combined wall and window assembly shall have a minimum Standard Transmission Class (STC) rating of 32-STC or provide design level analysis to the City for review and approval that shows that the residential interior noise level standard of 45 dBA CNEL will be achieved. Prior to issuance of building permits, the applicant shall have a professional acoustic consultant review the final design plans to provide assurance to City staff that the design would provide the required STC rating.</p>	Professional acoustic consultant to review final design plans	Prior to issuance of building permits	City of San Ramon Community Development Department; Professional acoustic consultant		
<p>MM NOI-2: To reduce potential construction noise impacts, the following noise-reduction measure shall be implemented during construction:</p> <ul style="list-style-type: none"> • The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment. • The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited. 	<p>Incorporation into project construction documents</p> <p>On-site inspection</p>	<p>Prior to construction</p> <p>During construction</p>	<p>City of San Ramon Community Development Department; City of San Ramon Engineering Services Division; project applicant;</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> • The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists. • At all times during grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from the nearest residential land uses. • The construction contractor shall designate a noise disturbance coordinator who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (starting too early, bad muffler, etc.) and establishment reasonable measures necessary to correct the problem. The construction contractor shall visibly post a telephone number for the disturbance coordinator at the construction-site. • The construction contractor shall ensure that construction hours are limited to between 7:30 a.m. and 7:00 p.m. Monday through Friday and limited to between 9:00 a.m. to 6:00 p.m. on Saturdays and Sundays. 			construction contractor		
Section 3.15—Transportation					
<p>MM TRANS-1a: The intersection of Bollinger Canyon Road/Norris Canyon shall be signalized when warranted based on a full warrant analysis. The project applicant shall either install the signal (subject to reimbursement for costs outside its fair share) or provide equitable share fees to the City of San Ramon for installation of the improvement.</p>	Signal installation at Bollinger Canyon Road/ Norris Canyon or provision of fees	When warranted based on a full warrant analysis	Project applicant and/ or City of San Ramon Engineering Services (Traffic) Division		
<p>MM TRANS-1b: The existing intersection at Alcosta Boulevard and Bollinger Canyon Road shall be widened to provide a northbound right turn lane. The project applicant shall provide equitable share fees to the City of San Ramon to pay for installation of the improvement.</p>	Provision of fees	If warranted based on operating conditions	City of San Ramon Engineering Services (Traffic) Division		
<p>MM TRANS-2a: When monitoring determines that the intersection of Bishop Drive/Annabel Lane and Norris Canyon Road is approaching deficient LOS, the City of San Ramon shall restripe the northbound approach to provide one exclusive left-turn lane and one shared left-turn/through/right-turn lane, and modify the signal phasing to provide a split phase for the northbound and</p>	Provision of improvement costs	When intersection of Bishop Drive/ Annabel Lane and Norris Canyon Road is approaching	City of San Ramon Engineering Services (Traffic) Division		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
southbound approaches. The project applicant is responsible for the cost of the improvement.		deficient levels of service (LOS)			
MM TRANS-2b: When monitoring determines that the intersection of Camino Ramon and Norris Canyon Road is approaching deficient levels of service, the City of San Ramon shall widen the Norris Canyon Road westbound approach to add an exclusive right-turn lane. The right-turn lane should begin at Camino Ramon and continue easterly to the first driveway. The project applicant is responsible for the cost of the improvement.	Provision of improvement costs	When Camino Ramon/ Norris Canyon Road is approaching deficient LOS	City of San Ramon Engineering Services (Traffic) Division		
MM TRANS-2c: When monitoring determines that the intersection of Alcosta Boulevard and Bollinger Canyon Road is approaching deficient levels of service, the City shall modify the existing signal operation to provide northbound right-turn overlap phase during the protected westbound left-turn phase. The project applicant is responsible to provide the cost of the improvement.	Provision of improvement costs	When Alcosta Boulevard/ Bollinger Canyon Road is approaching deficient LOS	City of San Ramon Engineering Services (Traffic) Division		