

**Mitigation Monitoring and Reporting Program  
for the  
FINAL  
Environmental Impact Report  
North Camino Ramon Specific Plan  
San Ramon, Contra Costa County, California**

**State Clearinghouse No. 2010092014**

Prepared for:



**City of San Ramon**

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**Table 1: North Camino Ramon Specific Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<b>2. Air Quality and Greenhouse Gas Emissions</b>					
<p><b>MM AIR-4:</b> Prior to the final discretionary approval for any residential use that occur pursuant to the North Camino Ramon Specific Plan, the City of San Ramon shall determine the area of impact from toxic emissions from Interstate 680 and existing stationary sources that may potentially exceed the BAAQMD significance criteria for cancer or non-cancer Toxic Air Contaminant exposure. Emissions from Interstate 680 shall be estimated using the BAAQMD roadway screening tool. Impacts from stationary sources near the project shall be compared with the distance threshold recommended by California Air Resources Board’s Land Use Handbook distance guidance. If residential projects are proposed within an area exceeding the threshold, the City shall require a Health Risk Assessment to determine the refined impact level and to identify design features such as high efficiency ventilation and cooling systems that shall be installed to reduce the impact to less than significant levels. The City shall prohibit the construction of any sensitive receptor land use within the an area of impact of Interstate 680 or stationary source as described above, unless the risk is less than the BAAQMD’s significance criteria for TACs exposure.</p>	<p>Completion of Health Risk Assessment</p>	<p>Prior to the final discretionary approval for any residential use</p>	<p>City of San Ramon</p>		

**Table 1 (cont.): North Camino Ramon Specific Plan Mitigation Monitoring and Reporting Program**

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<b>3. Biological Resources</b>					
<p><b>MM BIO-1:</b> If suitable avian nesting habitat is intended to be removed during the nesting season (February 1 through August 31), a qualified biologist shall conduct a nesting bird survey to identify any potential nesting activity. 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 such as 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. Construction activity may encroach into the buffer area at the discretion of the biological monitor. Tree or vegetation removal activities that occur outside of the nesting season (September 1 through January 31) are not subject to the requirements of this mitigation measure.</p>	<p>Submittal of documentation; Notes on construction plans</p>	<p>Prior to tree or vegetation removal activities that occur between February 1 and August 31</p>	<p>City of San Ramon</p>		
<b>4. Cultural Resources</b>					
<p><b>MM CUL-1:</b> If a potentially significant prehistoric or historic resource is encountered during subsurface activities, all construction within a 100-foot radius of the find shall cease until a qualified archaeologist determines whether the resource requires further study. The project applicant shall include a standard</p>	<p>Notes on construction plans; Site inspection; Submittal of documentation (if necessary)</p>	<p>During subsurface activities</p>	<p>City of San Ramon</p>		

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<p>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 California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of California Environmental Quality Act 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. If the resource is determined to be significant under CEQA, a qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan, if necessary. The archaeologist shall also perform appropriate technical analyses, prepare a full written report and file it with the appropriate information center, and provide for permanent curation of the recovered resources.</p>					
<p><b>MM CUL-3:</b> Prior to initiation of deep excavation procedures at depths greater than 10 feet, a qualified paleontological monitor will be retained to conduct an onsite monitoring program to ensure protection of previously unknown paleontological specimens. In the event a fossil is discovered during construction of the proposed project 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</p>	<p>Notes on construction plans; Site inspection; Submittal of documentation (if necessary)</p>	<p>Prior to initiation of deep excavation procedures at depths greater than 10 feet</p>	<p>City of San Ramon</p>		

**Table 1 (cont.): North Camino Ramon Specific Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>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 and 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. Upon approval, the plan shall be incorporated into the project.</p>					
<p><b>MM CUL-4:</b> If human remains are encountered during earth-disturbing activities, all work within 100 feet of the find shall stop immediately and the Contra Costa County Coroner’s office shall be notified. If the Coroner determines the remains are Native American in origin, the Native American Heritage Commission will be notified and, in turn, will notify the person determined to be the Most Likely Descendent (MLD). The MLD will provide recommendations for treatment of the remains (CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Sections 5097.94 and 5097.98).</p>	<p>Notes on construction plans; Site inspection; Submittal of documentation (if necessary)</p>	<p>During earth-disturbing activities</p>	<p>City of San Ramon</p>		

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<b>5. Geology, Soils, and Seismicity</b>					
<p><b>MM GEO-1a:</b> Prior to issuance of building permits for new construction on any property within 500 feet of I-680, the project applicant shall retain a qualified geologist or geotechnical engineer to prepare a fault investigation study for the splay of the Calaveras Fault that may extend into the western portion of the Specific Plan boundaries. The study shall identify the location of the splay in relation to the property in question and, if warranted, identify appropriate building setbacks pursuant to the Alquist-Priolo Earthquake Fault Zoning Act. Any necessary setbacks shall be shown on building plans submitted to the City of San Ramon. The approved plans shall be incorporated into the proposed project. The fault investigation study may be performed as part of a design-level geotechnical study prepared pursuant to Mitigation Measure GEO-1b.</p>	Approval of study	Prior to issuance of building permits for new construction on any property within 500 feet of I-680	City of San Ramon		
<p><b>MM GEO-1b:</b> Prior to issuance of building permits for new construction on any property within the Specific Plan, the project applicant shall submit a design-level geotechnical study and building plans to the City of San Ramon for review and approval. The building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the most recent version of the California Building Standards Code. A licensed professional engineer shall prepare the plans, including those that pertain to</p>	Approval of study	Prior to issuance of building permits for new construction on any property within the Specific Plan	City of San Ramon		

**Table 1 (cont.): North Camino Ramon Specific Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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soil engineering and structural foundations. The approved plans shall be incorporated into the proposed project. All onsite soil engineering activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist.					
<b>6. Hazards and Hazardous Materials</b>					
<b>MM HAZ-2a:</b> Prior to the issuance of demolition, grading, or building permits (whichever comes first) for new development or significant expansion of existing development within the block bounded by Camino Ramon (west), Fostoria Way (north), Iron Horse Trail (east), and Crow Canyon Road (south), the project applicant shall prepare and submit to the City of San Ramon a site-specific Phase I Environmental Site Assessment to assess the presence of hazards or hazardous materials. Recommendations from the site assessment shall be incorporated into development plans and implemented to the satisfaction of the City of San Ramon to ensure future land uses are not adversely affected by any identified onsite hazards.	Submittal of documentation	Prior to the issuance of demolition, grading, or building permits (whichever comes first) for new development or significant expansion of existing development within the block bounded by Camino Ramon (west), Fostoria Way (north), Iron Horse Trail (east), and Crow Canyon Road (south)	City of San Ramon		
<b>MM HAZ-2b:</b> Prior to the issuance of demolition permits for any structure constructed prior to 1978, the property owner or applicant shall retain a qualified contractor to determine the presence or absence of asbestos-containing materials or lead-based paint. If either material is found to be present, the property owner or applicant shall retain a certified hazardous waste contractor to properly remove and	Submittal of documentation	Prior to the issuance of demolition permits for any structure constructed prior to 1978	City of San Ramon		

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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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dispose of all materials containing asbestos or lead paint in accordance with federal and state law. The property owner or applicant shall submit documentation to the City of San Ramon demonstrating that this contractor has been retained as part of the demolition permit application. Upon completion of removal and disposal, the project applicant shall provide documentation to the City of San Ramon demonstrating that these activities were successfully completed.					
<b>7. Hydrology and Water Quality</b>					
<p><b>MM HYD-1a:</b> Prior to the issuance of grading permits for areas larger than 1 acre within the Specific Plan area, the project applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) and Grading Plan to the City of San Ramon that identify specific actions and Best Management Practices (BMPs) to prevent stormwater pollution from construction sources. The plans shall identify a practical sequence for site restoration, BMP implementation, contingency measures, responsible parties, and agency contacts. The applicant shall include conditions in construction contracts requiring the plans to be implemented and shall have the ability to enforce the requirement through fines and other penalties. The plans shall incorporate control measures in the following categories:</p> <ul style="list-style-type: none"> <li>• Soil stabilization practices</li> <li>• Dewatering practices (if necessary)</li> <li>• Sediment and runoff control practices</li> </ul>	Approval of SWPPP; Notes on construction plans; Site inspection	Prior to the issuance of grading permits for areas larger than 1 acre; During construction	City of San Ramon		

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<ul style="list-style-type: none"> <li>Monitoring protocols</li> <li>Waste management and disposal control practices</li> </ul> <p>Once approved by the City, the applicant’s contractor shall be responsible throughout the duration of the project for installing, constructing, inspecting, and maintaining the control measures included in the SWPPP and Grading Plan.</p>					
<p><b>MM HYD-1b:</b> The City shall ensure that SWPPPs for projects within the Specific Plan area identify pollutant sources that could affect the quality of stormwater discharges from the construction site. Control practices shall include those that effectively treat target pollutants in stormwater discharges anticipated from project construction sites. To protect receiving water quality, the SWPPP shall include but not be limited to the following elements:</p> <ul style="list-style-type: none"> <li>Temporary erosion control measures (such as fiber rolls, staked straw bales, detention basins, temporary inlet protection, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) shall be employed for disturbed areas.</li> <li>No disturbed surfaces will be left without erosion control measures in place during the winter and spring months.</li> <li>Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures. Of critical importance is the protection of existing catch basins that drain to San Ramon Creek.</li> </ul>	Notes on construction plans; Site inspection	During construction	City of San Ramon		

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<ul style="list-style-type: none"> <li>The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains.</li> <li>BMP performance and effectiveness shall be determined either by visual means where applicable (i.e., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (inadvertent petroleum release), is required by the RWQCB to determine adequacy of the measure.</li> <li>In the event of significant construction delays or delays in final landscape installation, native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the wet season.</li> </ul>					
<b>9. Noise</b>					
<p><b>MM NOI-1a:</b> All construction contractors shall adhere to the following noise attenuation requirements:</p> <ul style="list-style-type: none"> <li>Construction activities shall be restricted from occurring Monday through Friday between the hours of 6:00 p.m. and 7:30 a.m. or on Saturday and Sunday between the hours of 6:00 p.m. and 9:00 a.m. or anytime on federal holidays. The City of San Ramon shall have the discretion to permit</li> </ul>	Notes on construction plans; Site inspection	During construction	City of San Ramon		

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<p>construction activities to occur outside of allowable hours if compelling circumstances warrant such an exception (e.g., weather conditions necessary to pour concrete).</p> <ul style="list-style-type: none"> <li>• Construction activities shall not exceed Occupational Safety and Health Administration noise standards of 90 dB over 8 continuous hours or 105 dB over 1 continuous hour at any nearby office or residential use.</li> <li>• All construction equipment shall use noise-reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.</li> </ul>					
<p><b>MM NOI-1b:</b> An acoustical analysis shall be prepared for any development that will include residential uses within the Specific Plan area. The acoustical analysis shall analyze potential exterior noise impacts to any ground level yards or patios (upper level balconies shall be exempt from exterior noise standards) in order to determine compliance with the City’s 60-dBA CNEL exterior noise standard. The acoustical analysis shall also analyze potential interior noise impacts to any habitable rooms in order to determine compliance with the City’s 45-dBA CNEL interior noise standard. If the analysis determines an exceedance of noise standards will occur, then the analysis shall develop mitigation to reduce noise levels to within the standards.</p>	Approval of analysis	Prior to issuance of building permits for residential uses within the Specific Plan area	City of San Ramon		

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<b>MM NOI-2a:</b> A vibration analysis shall be prepared for any development that would include construction activities located within 130 feet of an offsite sensitive receptor. The vibration analysis shall utilize industry-accepted methodologies that include the recommended vibration assessment procedure and thresholds provided by public agencies such as Caltrans or the Federal Highway Administration.	Approval of analysis	Prior to issuance of building permits for any use that would include construction activities located within 130 feet of an offsite sensitive receptor	City of San Ramon		
<b>MM NOI-2b:</b> A vibration analysis shall be prepared for any residential development that will be located within 50 feet of any private loading area or truck route. The vibration analysis shall utilize industry-accepted methodologies that include the recommended vibration assessment procedure and thresholds provided by public agencies such as Caltrans or the Federal Highway Administration.	Approval of analysis	Prior to issuance of building permits for any residential development that will be located within 50 feet of any private loading area or truck route	City of San Ramon		
<b>12. Transportation</b>					
<b>MM TRANS-1a:</b> Following adoption of the Specific Plan, the City of San Ramon shall monitor the intersection of Crow Canyon Road/I-680 Northbound Ramps. When traffic monitoring determines that intersection operations are approaching unacceptable levels, the City shall install the improvements contemplated by the City’s Capital Improvement Program. Those improvements consist of adding a northbound traffic lane and restriping the northbound approach for two left-turn lanes and two right-turn lanes.	Monitoring intersection operations; Implementing necessary improvements	Following adoption of the Specific Plan	City of San Ramon		

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<p><b>MM TRANS-1b:</b> Following adoption of the Specific Plan, the City of San Ramon shall monitor the intersection of Crow Canyon Road/Crow Canyon Place. When traffic monitoring determines that intersection operations is approaching unacceptable levels, the City shall modify the signal operation to convert the north and south approaches from split to protected phasing.</p>	<p>Monitoring intersection operations; Implementing necessary improvements</p>	<p>Following adoption of the Specific Plan</p>	<p>City of San Ramon</p>		
<p><b>MM TRANS-1c:</b> Following adoption of the Specific Plan, the City of San Ramon shall monitor the intersection of Bollinger Canyon Road/I-680 Northbound Ramps. When traffic monitoring determines that intersection operations are approaching unacceptable levels, the City shall install the improvements contemplated by the City’s Capital Improvement Program. Those improvements consist of adding a third northbound right-turn lane.</p>	<p>Monitoring intersection operations; Implementing necessary improvements</p>	<p>Following adoption of the Specific Plan</p>	<p>City of San Ramon</p>		
<p><b>13. Utility Systems</b></p>					
<p><b>MM US-4a:</b> Prior to the issuance of demolition and construction permits, project applicants within the Specific Plan area shall submit a recycling plan to the City of San Ramon identifying the procedures by which construction and demolition would be salvaged and recycled to the maximum extent feasible. The plan shall include proof that a construction and demolition debris recycler is under contract to the applicant to perform this work.</p>	<p>Approval of plan; Notes on construction plans</p>	<p>Prior to the issuance of demolition and construction permits</p>	<p>City of San Ramon</p>		

**Table 1 (cont.): North Camino Ramon Specific Plan Mitigation Monitoring and Reporting Program**

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<p><b>MM US-4b:</b> Prior to the issuance of occupancy permits, project applicants within the Specific Plan area shall submit a Recycling and Waste Reduction Plan to the City of San Ramon identifying practices they and their tenants would implement during project operations that demonstrate at least 50-percent diversion.</p> <p>Operation recycling and waste reduction practices shall include but not be limited to:</p> <ul style="list-style-type: none"> <li>• Contracting with one or more City-licensed commercial recycling providers to serve all project commercial uses. Recyclable materials collection containers shall be provided in common commercial tenant disposal areas and be equipped to accept aluminum, cardboard, glass, green waste, mixed paper, and plastic materials, and, where feasible, food scraps.</li> <li>• Compliance with City of San Ramon’s 50-percent waste diversion ordinance.</li> <li>• Installation of common recycling facilities in all residential uses. These facilities shall be equipped to accept aluminum, cardboard, glass, mixed paper, and plastic materials and contain signage clearly identifying accepted materials.</li> <li>• Periodic notification of residents and commercial tenants about the location of recycling facilities and accepted materials.</li> <li>• Installation of recyclable materials receptacles in public places (along streets in public parks, plazas, and outside of the Transit Center, etc.). Recycling receptacles</li> </ul>	Approval of plan	Prior to the issuance of occupancy permits	City of San Ramon		

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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>shall be of high-quality design and shall display signage clearly identifying accepted materials.</p> <ul style="list-style-type: none"> <li>Common commercial and residential disposal areas shall be designed with sufficient space to accommodate separate containers for solid waste, recyclables, organics, and—for restaurants—tallow, subject to approval of the franchise waste provider and City of San Ramon. Plans should include adequate and safe access for solid waste and recycling vehicles to access and collect materials.</li> </ul>					