

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires all State and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a “mitigated negative declaration” or specified environmental findings related to environmental impact reports.

The following is the Mitigation Monitoring and Reporting Program (MMRP) for the Faria/Southwest Hills Annexations Project. The intent of the MMRP is to ensure implementation of the mitigation measures identified within the Environmental Impact Report (EIR) for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMRP shall be funded by the applicant.

COMPLIANCE CHECKLIST

The MMRP contained herein is intended to satisfy the requirements of CEQA as they relate to the EIR for the Faria/Southwest Hills Annexations Project prepared by the City of Pittsburg. This MMRP is intended to be used by City staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were developed in the EIR that was prepared for the proposed project.

The Faria/Southwest Hills Annexations Project EIR presents a detailed set of mitigation measures that will be implemented throughout the lifetime of the project. Mitigation is defined by CEQA Guidelines, Section 15370, as a measure that:

- Avoids the impact altogether by not taking a certain action or parts of an action;
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project; or
- Compensates for the impact by replacing or providing substitute resources or environments.

The intent of the MMRP is to ensure the implementation of adopted mitigation measures. The MMRP will provide for monitoring of construction activities as necessary and in-the-field identification and resolution of environmental concerns.

Monitoring and documenting the implementation of mitigation measures will be coordinated by the City of Pittsburg. The table attached to this report identifies the mitigation measure, the monitoring action for the mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMRP. The City will be responsible for monitoring compliance.

During construction of the project, the City will assign an inspector(s) who will be responsible for field monitoring of mitigation measure compliance. The inspector(s) will report to the City Planning Department and will be thoroughly familiar with permit conditions and the MMRP.

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The following table indicates the mitigation measure number, the impact the measure is designed to address, the measure text, the monitoring agency, implementation schedule, and an area for sign-off indicating compliance.

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Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
4.1 Aesthetics					
4.1-3	Creation of new sources of substantial light or glare that would adversely affect day or nighttime views in the area.	<p>4.1-3 <i>In conjunction with the submittal of any development applications for future development on the project site, the applicant shall prepare and submit a detailed lighting plan showing that light would not trespass onto adjacent properties to the City of Pittsburg Community Development Department for review and approval as part of the development review process. The lighting plan shall include, but not necessarily be limited to, the following provisions:</i></p> <ul style="list-style-type: none"> • <i>Shield or screen lighting fixtures to direct the light downward and prevent light from spilling onto adjacent properties and nearby open space areas within the City of Concord;</i> • <i>Place and shield or screen flood and area lighting needed for construction activities and/or security so as not to disturb adjacent residential areas and passing motorists;</i> • <i>For public lighting, prohibit the use of light fixtures that are of unusually high intensity or brightness (e.g., harsh mercury vapor, low-pressure</i> 	City of Pittsburg Community Development Department	In conjunction with submittal of any development applications	

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		<p>sodium, or fluorescent bulbs) or that blink or flash; and</p> <ul style="list-style-type: none"> Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth-toned colored paint and roofing materials), shielded or screened lighting, and appropriate signage to prevent light and glare from adversely affecting motorists on nearby roadways. 			
4.3 Air Quality and Greenhouse Gas Emissions					
4.3-1	Generation of short-term construction-related criteria air pollutant emissions in excess of 54 lbs/day for ROG, NOX, and PM2.5 and 82 lbs/day for PM10.	4.3-1 Prior to issuance of a grading permit, the project applicant shall show on the grading plans via notation that the contractor shall ensure that all off-road heavy-duty diesel-powered equipment larger than 100 horsepower (e.g., rubber tired dozers, excavators, graders, scrapers, pavers, paving equipment, and cranes) to be used for each phase of construction of the project (i.e., owned, leased, and subcontractor vehicles) shall meet USEPA emissions standards for Tier 4 engines or equivalent. The grading plans shall be submitted for review and approval by the City Engineer.	City Engineer	Prior to issuance of a grading permit	
4.3-2	Generation of operational criteria air pollutant emissions in excess of 54 lbs/day for ROG, NOX, and PM2.5	4.3-2 In conjunction with the submittal of each application for any development within the proposed project area, a project-level, detailed air quality analysis shall be performed. The analysis shall include, but	City of Pittsburg Community Development Department	In conjunction with submittal of subsequent applications	

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	and 82 lbs/day for PM10 and conflict with or obstruct implementation of the 2017 Clean Air CAP, and/or the 2001 Ozone Attainment Plan.	<p><i>not be limited to, quantification of operational criteria air pollutant emissions, a determination of operational air quality impacts, and identification of mitigation measures necessary to reduce any significant impacts in such a manner that ROG and NO_x emissions associated with project operations would not exceed the BAAQMD 54 lbs/day thresholds of significance. Mitigation measures shall be developed in coordination with the BAAQMD and shall include those measures set forth in Mitigation Measure 4.3-5(a) and the following measures listed below:</i></p> <ul style="list-style-type: none"> • <i>Use zero-VOC paints, finishes, and adhesives only;</i> • <i>Install smart meters and programmable thermostats;</i> • <i>Improve bike and pedestrian network (complete sidewalks, connection to adjacent areas, connection to bike network, etc.);</i> • <i>Implement bicycle and pedestrian facilities such as bike lanes, routes, and paths, bike parking, sidewalks, and benches;</i> • <i>Promote ridesharing, transit, bicycling, and walking for work trips;</i> 		within the proposed project	

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		<ul style="list-style-type: none"> • <i>Promote use of public electric vehicle charging infrastructure;</i> • <i>Provide traffic calming features;</i> • <i>Pre-wire homes for photovoltaic systems;</i> • <i>Use water efficient landscapes and native/drought-tolerant vegetation; and</i> • <i>Provide electrical outlets outside of homes to allow for use of electrically powered landscaping equipment.</i> <p><i>If off-site mitigation measures are proposed, the applicant must be able to show that the emission reductions from identified projects are real, permanent through the duration of the project, enforceable, and are equal to the pollutant type and amount of the project impact being offset. BAAQMD recommends that off-site mitigation projects occur within the nine-county Bay Area in order to reduce localized impacts and capture potential co-benefits. If BAAQMD has established an off-site mitigation program at the time a development application is submitted, as an off-site mitigation measure, the applicant may choose to enter into an agreement with BAAQMD and pay into the established off-site mitigation program fund, where</i></p>			

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		<p><i>BAAQMD would commit to reducing the type and amount of emissions identified in the agreement.</i></p> <p><i>The analysis and proposed mitigation measures shall be reviewed as part of the development review process.</i></p>			
4.3-4	Generation of cumulative criteria air pollutant emissions in excess of 10 tons/year for ROG, NOX, and PM2.5 and 15 tons/yr for PM10.	4.3-4 <i>Implement Mitigation Measure 4.3-2.</i>	See Mitigation Measure 4.3-2	See Mitigation Measure 4.3-2	
4.3-5	Generation of a cumulatively considerable contribution to GHG emissions in excess of 1,100 MTCO ₂ e/yr or 4.6 MTCO ₂ e/SP/yr by 2020, 660 MTCO ₂ e/yr or 2.76 MTCO ₂ e/SP/yr by 2030, or an 80 percent reduction from 1990 levels by 2050.	4.3-5(a) <i>In conjunction with the submittal of each application for any development within the proposed project area, a project-level, detailed air quality analysis shall be performed. The analysis shall include, but not be limited to, quantification of operational criteria air pollutant emissions, a determination of operational air quality impacts, and identification of mitigation measures necessary to reduce any significant impacts in such a manner that project GHG emissions would not exceed 2.76 MTCO₂e/SP/yr threshold of significance. Mitigation measures shall be developed in coordination with BAAQMD and shall include, but not be limited to, BAAQMD's recommended mitigation measures as follows:</i>	City of Pittsburg Community Development Department	In conjunction with submittal of each application within the proposed project area	

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		<ul style="list-style-type: none"> • <i>Use of cool roof materials;</i> • <i>Planting of shade trees;</i> • <i>Improvement of bike network (connection to adjacent areas, connection to bike network, etc.);</i> • <i>Improvement of pedestrian network (complete sidewalks, connection to adjacent areas, etc.);</i> • <i>Extension of transit service into project site;</i> • <i>Implementation of bicycle facilities;</i> • <i>Community-based traveling;</i> • <i>Participation in bike sharing programs;</i> • <i>Providing of charging stations and preferential parking spots for electric vehicles;</i> • <i>Minimizing the use of cul-de-sacs and incomplete roadway segments;</i> • <i>Installation of energy star appliances;</i> • <i>Installation of solar water heating;</i> • <i>Exceeding minimum CALGreen standards (e.g., adopt Tier 1 or Tier 2 voluntary measures);</i> • <i>Providing community composting facilities or curb-side food waste services;</i> 			

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		<ul style="list-style-type: none"> • Elimination of natural gas infrastructure; and • Reduction of VMT by 15 percent per capita consistent with SB 743 targets and OPR technical guidance. <p>4.3-5(b) The project-level air quality analysis required by Mitigation Measure 4.3-5(a) shall include an analysis of project-level GHG emissions. Such project-level analyses shall include, but not be limited to, quantification of GHG emissions, as well as determination of operational GHG emission impacts, which shall be evaluated prior to any tentative map approval and in accordance with the BAAQMD CEQA Guidelines adopted in April 2022, which align with the State's 2030 and 2045 carbon targets. The project-level GHG emissions shall be reduced through the implementation of the mitigation measures identified in Mitigation Measure 4.3-5(a) designed to reduce operational GHG emissions. During future project-level reviews, the effectiveness of each implementation measure shall be quantified using the methodology shown in the 2022 Ramboll Report or using other methods supported by substantial evidence in light of project-level details included in the subject application. The City shall deem</p>			

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		<i>all measures in Mitigation Measure 4.3-5(a) feasible or presumptively feasible unless the applicant can demonstrate otherwise with substantial evidence.</i>			
4.4 Biological Resources					
4.4-1	Have a substantial adverse effect, either directly or through habitat modifications, on special-status plant species.	<p><i>4.4-1(a) Prior to the issuance of grading or construction permits for each phase of development of the project, the applicant shall pay the applicable ECCC HCP/NCCP per-acre Development Fee in effect for Zone II in compliance with Section 15.108.070 of the Pittsburg Municipal Code. The Development Fee will cover the development of habitat that primarily includes annual grassland. At the discretion of the East Contra Costa County Habitat Conservancy, the fee may also be required for the 72.9 acres of Open Space that would be temporarily disturbed by grading. Payment of the Development Fee would address the loss of potential habitat of special-status plant species associated with grasslands. The fees would be used in part to protect these affected special-status plant species by bringing existing populations of the species under protection.</i></p> <p><i>Alternately, the project applicant may, in accordance with the terms of Pittsburg Municipal Code Chapter 15.108, offer to</i></p>	<p>City of Pittsburg Community Development Department</p> <p><i>East Contra Costa County Habitat Conservancy</i></p>	Prior to issuance of grading or construction permits	

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		<p><i>dedicate land or create and restore wetlands in lieu of some or all of the mitigation fees. All applicable mitigation fees shall be paid, or an “in-lieu-of fee” agreement executed, prior to the issuance of a grading permit for the project.</i></p> <p><i>The Pittsburg Community Development Department and the Contra Costa County Conservancy shall approve the final method of compliance with the ECCC HCP/NCCP provisions.</i></p> <p>4.4-1(b) <i>Prior to the issuance of grading or construction permits for each phase of development of the project, additional rare plant surveys shall be conducted for bent-flowered fiddleneck, big tarplant, round-leaved filaree, Mt. Diablo fairy-lantern, Mt. Diablo buckwheat, fragrant fritillary, Diablo helianthella, Brewer’s western flax, showy golden madia, Mt. Diablo cottonweed, woodland woollythreads, adobe navarretia, shining navarretia, and rock sanicle. The surveys shall be appropriately timed and shall cover all potentially suitable on-site habitats. If none of the species occurs in the project development area, further mitigation is not required.</i></p>	<p>City of Pittsburg Community Development Department</p> <p>East Contra Costa County Habitat Conservancy</p>	<p>Prior to issuance of grading or construction permits</p>	

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		<p>4.4-1(c) <i>If any of the above species occurs in the project development area, future development plans shall be designed to avoid such species, to the maximum extent feasible. If avoidance of the identified species is unavoidable, the project applicant shall notify the East Contra Costa County Habitat Conservancy of the construction schedule so as to allow the East Contra Costa County Habitat Conservancy the option to salvage the population(s) in accordance with HCP/NCCP Conservation Measure 3.10 (Plant Salvage when Impacts are Unavoidable) described below. In addition, the project applicant shall confirm with the East Contra Costa County Habitat Conservancy that the take limits of the HCP/NCCP for the species identified in Impact 4.4-1 have not been breached (at the time of writing this EIR, the take limits have not been breached for the special-status plant species in question).</i></p> <p style="text-align: center;"><u><i>Perennial Covered Plants</i></u></p> <p><i>Where removal of covered plant species cannot be avoided by approved covered activities, such as construction activities associated with development of the project site, the East Contra Costa County Habitat Conservancy has the option of salvaging</i></p>	<p>City of Pittsburg Community Development Department</p> <p><i>East Contra Costa County Habitat Conservancy</i></p>	<p>If any of the species listed in Mitigation Measure 4.4-1(b) occur in the project development area</p>	

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		<p><i>the covered plants. Salvage methods for perennial species shall be tested for whole individuals, cuttings, and seeds. Salvage measures shall include the evaluation of techniques for transplanting as well as germinating seed in garden or greenhouse and then transplanting to suitable habitat sites in the field. Techniques shall be tested for each species, and appropriate methods shall be identified through research and adaptive management. Where plants are transplanted or seeds distributed to the field they shall be located in preserves in suitable habitat to establish new populations. Field trials shall be conducted to evaluate the efficacy of different methods and determine the best methods to establish new populations. New populations shall be located such that they constitute separate populations and do not become part of an existing population of the species, as measured by the potential for genetic exchange among individuals through pollen or propagule (e.g., seed, fruit) dispersal. Transplanting within the preserves shall only minimally disturb existing native vegetation and soils. Supplemental watering may be provided as necessary to increase the chances of successful establishment, but must be removed following initial population</i></p>			

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		<p><i>establishment. See also All Covered Plants below.</i></p> <p><u><i>Annual Covered Plants</i></u></p> <p><i>For annual covered plants, mature seeds shall be collected from all individuals for which removal cannot be avoided (or if the population is large, a representative sample of individuals). If storage is necessary, seed storage studies shall be conducted to determine the best storage techniques for each species. If needed, studies shall be conducted on seed germinated and plants grown to maturity in garden or greenhouse to propagate larger numbers of seed. Seed propagation methods shall ensure that genetic variation is not substantially affected by propagation (i.e., selection for plants best adapted to cultivated conditions). Field studies shall be conducted through the Adaptive Management Program to determine the efficacy and best approach to dispersal of seed into suitable habitat. Where seeds are distributed to the field, they shall be located in preserves in suitable habitat to establish new populations. If seed collection methods fail (e.g., due to excessive seed predation by insects), alternative propagation techniques will be necessary. See also All Covered Plants below.</i></p>			

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		<p><u>All Covered Plants</u></p> <p>All salvage operations shall be conducted by the East Contra Costa County Habitat Conservancy. To ensure enough time to plan salvage operations, project proponents shall notify the East Contra Costa County Habitat Conservancy of their schedule for removing the covered plant population.</p> <p>The East Contra Costa County Habitat Conservancy may conduct investigations into the efficacy of salvaging seeds from the soil seed bank for both perennial and annual species. The soil seed bank may add to the genetic variability of the population. Covered species may be separated from the soil through garden/greenhouse germination or other appropriate means. Topsoil taken from impact sites shall not be distributed into preserves because of the risk of spreading new nonnative and invasive plants to preserves For salvage operations, the East Contra Costa County Habitat Conservancy shall transplant new populations such that they constitute separate populations and do not become part of an existing population of the species, as measured by the potential for genetic exchange among individuals</p>			

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		<p><i>through pollen or propagule (e.g., seed, fruit) dispersal. Transplanting or seeding “receptor” sites (i.e., habitat suitable for establishing a new population) should be carefully selected on the basis of physical, biological, and logistical considerations (Fiedler and Laven 1996); some examples of these are listed below.</i></p> <ul style="list-style-type: none"> • <i>Historic range of the species;</i> • <i>Soil type;</i> • <i>Soil moisture;</i> • <i>Topographic position, including slope and aspect;</i> • <i>Site hydrology;</i> • <i>Mycorrhizal associates (this may be important for Mount Diablo manzanita);</i> • <i>Presence or absence of typical associated plant species; and</i> • <i>Presence or absence of herbivores or plant competitors. Site accessibility for establishment, monitoring, and protection from trampling by cattle or trail users.</i> 			
4.4-2	Have a substantial adverse effect, either directly or through habitat modifications, on special-status bird species, including those	<p><i>Golden Eagle</i></p> <p>4.4-2(a) <i>Implement Mitigation Measure 4.4-1(a).</i></p>	See Mitigation Measure 4.4-1(a)	See Mitigation Measure 4.4-1(a)	

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	covered under the East Contra Costa County HCP/NCCP, such as Swainson’s hawk, tricolored blackbird, burrowing owl, and golden eagle.	<p>4.4-2(b) <i>The project shall implement the following avoidance measures for potential effects on golden eagles during construction:</i></p> <ul style="list-style-type: none"> <i>Based on the potential for active nests, prior to implementation of construction activities, including tree removal, a qualified biologist shall conduct a pre-construction survey to establish whether an active golden eagle nest is present on the project site or within 0.5 mile of the project site to the extent the biologist can gain access. If an active nest is not present, further mitigation is not required. If an occupied nest is present, minimization requirements and construction monitoring shall be required, as detailed below.</i> <i>Construction activities shall be prohibited within 0.5 mile of active nests. Nests can be built and active at almost any time of the year, although mating and egg incubation occurs late January through August, with peak activity in March through July. If site-specific conditions or the nature of the construction activity (e.g., steep topography, dense vegetation, limited activities) indicate that a</i> 	<p>City of Pittsburg Community Development Department</p> <p>East Contra Costa County Habitat Conservancy</p>	During construction	

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		<p><i>smaller buffer could be appropriate or that a larger buffer should be implemented, the East Contra Costa County Habitat Conservancy shall coordinate with CDFW/USFWS to determine the appropriate buffer size.</i></p> <ul style="list-style-type: none"> <i>Construction monitoring shall ensure that no construction activities occur within the buffer zone established around an active nest. Construction monitoring shall ensure that direct effects to golden eagles are avoided.</i> <p><i>Swainson's Hawk</i></p> <p>4.4-2(c) <i>Implement Mitigation Measure 4.4-1(a).</i></p> <p>4.4-2(d) <i>The project applicant shall implement the following avoidance measures for potential effects on Swainson's hawk nests during construction:</i></p> <ul style="list-style-type: none"> <i>Prior to ground disturbing activities during the nesting season (March 15 through September 15), a qualified biologist shall conduct a pre-construction survey no more than one month prior to construction to establish whether</i> 	<p>See Mitigation Measure 4.4-1(a)</p> <p>City of Pittsburg Community Development Department</p> <p>CDFW</p>	<p>See Mitigation Measure 4.4-1(a)</p> <p>During construction</p>	

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		<p><i>occupied Swainson's hawk nests occur on or within 1,000 feet of the area of proposed construction. If occupied nests are not found, then further mitigation is not required.</i></p> <ul style="list-style-type: none"> <i>If occupied nests are found, project construction activity shall not occur within a 1,000-foot buffer zone distance from the nest unless a lesser buffer zone is approved by the City in consultation with CDFW. During the nesting season, construction activities shall be avoided within the established buffer zone to prevent nest abandonment. Construction monitoring shall be required to ensure that the established buffer zone is adhered to. If young fledge prior to September 15, construction activities can proceed normally without a buffer zone. If an active nest site is present but shielded from view and noise by other development or other features, the City may waive this avoidance measure (establishment of a buffer zone) if approved by the CDFW.</i> <p><i>Burrowing Owl</i></p> <p><i>4.4-2(e) Implement Mitigation Measure 4.4-1(a).</i></p>			
			See Mitigation Measure 4.4-1(a)	See Mitigation Measure 4.4-1(a)	

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		<p>4.4-2(f) <i>The project applicant shall implement the following measures to avoid or minimize impacts to western burrowing owl:</i></p> <ul style="list-style-type: none"> <i>No more than 14 days prior to initiation of ground disturbing activities, the project applicant shall retain a qualified burrowing owl biologist to conduct a take avoidance survey of the proposed project site, any off-site improvement areas, and all publicly accessible potential burrowing owl habitat within 500 feet of the project construction footprint. The survey shall be performed in accordance with the applicable sections of the March 7, 2012, CDFW's Staff Report on Burrowing Owl Mitigation guidelines. If the survey does not identify any nesting burrowing owls on the proposed project site, further mitigation is not required. The take avoidance survey shall be submitted to the City of Pittsburg Community Development Department for review. The survey periods and number of surveys are identified below:</i> 	<p>City of Pittsburg Community Development Department</p> <p>CDFW</p>	<p>No more than 14 days prior to initiation of ground disturbing activities</p>	

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		<ul style="list-style-type: none"> ○ <i>If construction related activities commence during the non-breeding season (1 September to 31 January), a minimum of one take avoidance survey shall be conducted of that phase and all publicly accessible potential burrowing owl habitat within 500 feet of the construction footprint of that phase.</i> ○ <i>If construction related activities commence during the early breeding season (1 February to 15 April), a minimum of one take avoidance survey shall be conducted of that phase and all publicly accessible potential burrowing owl habitat within 500 feet of the construction footprint of that phase.</i> ○ <i>If construction related activities commence during the breeding season (16 April to 30 August), a minimum of three take avoidance</i> 			

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		<p><i>surveys shall be conducted of that phase and all publicly accessible potential burrowing owl habitat within 500 feet of the construction footprint of that phase. If construction related activities commence after 15 June, at least one of the three surveys shall be completed after 15 June.</i></p> <ul style="list-style-type: none"> ○ <i>Because the owls are known to occur nearby and may take up occupancy on a site under construction, the take avoidance survey shall be conducted prior to the start of any new phase, and/or if construction-related activity is delayed or suspended for more than 30 days.</i> • <i>If active burrowing owl dens are found within the survey area in an area where disturbance would occur, the project applicant shall implement measures consistent with the applicable portions of the March 7, 2012, CDFW's Staff</i> 			

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		<p><i>Report on Burrowing Owl Mitigation guidelines. If needed, as determined by the biologist, the formulation of avoidance and minimization approaches would be developed in coordination with the CDFW. The avoidance and minimization approaches would likely include burrow avoidance buffers during the nesting season (February to August). For burrowing owls present on-site, outside of the nesting season, passive exclusion of owls from the burrows could be utilized under a CDFW-approved burrow exclusion plan.</i></p> <p>4.4-2(g) <i>If active owl burrows are present and the project would impact active burrows, the project applicant shall provide compensatory mitigation for the permanent loss of burrowing owl habitat at a ratio of 2.5 acres of higher quality owl habitat for every one acre of suitable owl habitat disturbed. The calculation of habitat loss may exclude acres currently occupied by hardscape or structures. Such mitigation may include the permanent protection of land that is deemed to be suitable burrowing owl habitat through a conservation easement deeded to a non-</i></p>	<p>City of Pittsburg Community Development Department CDFW</p>	<p>During construction</p>	

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		<p><i>profit conservation organization or public agency with a conservation mission, or the purchase of burrowing owl conservation bank credits from a CDFW-approved burrowing owl conservation bank. A record of the compensatory mitigation provided by the project applicant shall be submitted to the City of Pittsburg Community Development Department prior to initiation of ground disturbing activities.</i></p> <p><i>Tricolored Blackbird and Other Special-Status Avian Species</i></p> <p>4.4-2(h) <i>Implement Mitigation Measure 4.4-1(a).</i></p> <p>4.4-2(i) <i>If construction activities commence anytime during the nesting/breeding season of native bird species potentially nesting on or near the project site (typically February through August in the project region), a pre-construction survey for nesting birds shall be conducted by a qualified biologist within two weeks of the commencement of construction activities.</i></p> <p><i>If active nests are found in areas that could be directly affected or are within 500 feet of construction and would be subject to prolonged construction-related noise, a no-disturbance buffer zone shall be created</i></p>	<p>City of Pittsburg Community Development Department</p> <p>CDFW</p>	<p>Prior to construction activities</p>	

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		<p><i>around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted within them shall be a minimum of 500 feet for raptors, and a minimum of 50 feet for other species, and may be enlarged by taking into account factors such as the following:</i></p> <ul style="list-style-type: none"> <i>Noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity;</i> <i>Distance and amount of vegetation or other screening between the construction site and the nest; and</i> <i>Sensitivity of individual nesting species and behaviors of the nesting birds.</i> 			
4.4-3	Have a substantial adverse effect, either directly or through habitat modifications, on special-status mammals, including San Joaquin kit fox, San Joaquin pocket mouse, American badger, and special-status bats.	<p><i>San Joaquin Kit Fox, San Joaquin pocket mouse, and American Badger</i></p> <p><i>4.4-3(a) Implement Mitigation Measure 4.4-1(a).</i></p> <p><i>San Joaquin Kit Fox</i></p> <p><i>4.4-3(b) The project shall implement the following avoidance measures for potential effects on San Joaquin kit fox during construction:</i></p>	<p>See Mitigation Measure 4.4-1(a)</p> <p>City of Pittsburg Community</p>	<p>See Mitigation Measure 4.4-1(a)</p> <p>During construction</p>	

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		<ul style="list-style-type: none"> • <i>Prior to any ground disturbance, a USFWS/CDFW-qualified biologist shall conduct a pre-construction survey within the proposed disturbance footprint and a surrounding 250-foot radius. The survey shall establish the presence or absence of San Joaquin kit foxes and/or suitable dens and evaluate use by kit foxes in accordance with USFWS survey guidelines (USFWS 1999). The pre-construction survey shall be conducted no more than 30 days prior to ground disturbance. On the parcel where the activity is proposed, the biologist shall survey the proposed disturbance footprint and a 250-foot radius from the perimeter of the proposed footprint to identify San Joaquin kit foxes and/or suitable dens. Adjacent parcels under different land ownership are not required to be surveyed. The status of all surveyed dens shall be determined and mapped. Written results of pre-construction surveys shall be submitted to USFWS within 5 working days after survey completion and before the start of ground disturbance. Concurrence is</i> 	Development Department CDFW USFWS		

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		<p><i>not required prior to ground disturbance.</i></p> <ul style="list-style-type: none"> • <i>If San Joaquin kit foxes and/or suitable dens are identified in the survey area, the measures described below shall be implemented.</i> <ul style="list-style-type: none"> o <i>If a San Joaquin kit fox den is discovered in the proposed development footprint, the den shall be monitored for 3 days by a USFWS/CDFW-qualified biologist using a tracking medium or an infrared beam camera to determine if the den is currently being used.</i> o <i>Unoccupied dens shall be destroyed immediately to prevent subsequent use.</i> o <i>If a natal or pupping den is found, USFWS and CDFW shall be notified immediately. The den shall not be destroyed until the pups and adults have vacated and then only after further consultation with USFWS and CDFW.</i> 			

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Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<ul style="list-style-type: none"> o <i>If kit fox activity is observed at the den during the initial 3-day monitoring period, the den shall be monitored for an additional 5 consecutive days from the time of the first observation to allow any resident animals to move to another den while den use is actively discouraged. For dens other than natal or pupping dens, use of the den can be discouraged by partially plugging the entrance with soil such that any resident animal can easily escape. Once the den is determined to be unoccupied it may be excavated under the direction of the biologist. Alternatively, if the animal is still present after 5 or more consecutive days of plugging and monitoring, the den may have to be excavated when, in the judgment of the biologist, it is temporarily vacant (i.e., during the animal's normal foraging activities).</i> 			

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		<ul style="list-style-type: none"> <i>If dens are identified in the survey area outside the proposed disturbance footprint, exclusion zones around each den entrance or cluster of entrances shall be demarcated. The configuration of exclusion zones should be circular, with a radius measured outward from the den entrance(s). Ground disturbance activities shall not occur within the exclusion zones. Exclusion zone radii for potential dens shall be at least 50 feet and shall be demarcated with four to five flagged stakes. Exclusion zone radii for known dens shall be at least 100 feet and shall be demarcated with staking and flagging that encircles each den or cluster of dens but does not prevent access to the den by kit fox.</i> <p><i>San Joaquin Pocket Mouse</i></p> <p>4.4-3(c) <i>Grading and vegetation clearing activities shall be conducted in a uniform direction to allow mobile animals, such as San Joaquin pocket mouse, the ability to escape the disturbance area into adjacent undisturbed habitat, and to prevent creating fragmented islands of habitat that would eventually be cleared/graded. The language of this</i></p>			
			City Engineer	Prior to issuance of grading permit	

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		<p><i>mitigation shall be included, via notation, on any grading plans approved within the Draft Master Plan development area.</i></p> <p><i>American Badger</i></p> <p>4.4-3(d) <i>A pre-construction survey for potential den sites shall be conducted by a qualified biologist no more than four weeks before commencement of initial ground disturbance activities. If an occupied den is found (and if young are not present), then any badgers present shall be removed from the den either by trapping or the use of exclusionary devices. Prior to implementation, the removal method shall be approved by CDFW. If trapped, the badgers shall be moved to other suitable habitat. Once any badgers are trapped or excluded, the dens shall be excavated by hand and refilled to prevent reoccupation. Exclusion shall continue until the badgers are successfully excluded from the site, as determined by a qualified biologist. Badgers shall not be relocated if it is determined by the biologists that young are or may be present.</i></p>	<p>City of Pittsburg Community Development Department</p> <p>CDFW</p>	<p>No more than four weeks prior to commencement of initial ground disturbance activities</p>	
4.4-4	Have a substantial adverse effect, either directly or through habitat modifications,	<p>4.4-4(a) <i>Implement Mitigation Measure 4.4-1(a).</i></p> <p>4.4-4(b) <i>Prior to any ground disturbance, a USFWS/CDFW-approved biologist shall</i></p>	<p>See Mitigation Measure 4.4-1(a)</p> <p>USFWS</p>	<p>See Mitigation Measure 4.4-1(a)</p>	

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	on California tiger salamanders.	<p><i>identify potential breeding habitat for CTS. If the project fills or surrounds suitable breeding habitat, the project proponent shall notify USFWS, CDFW, and the East Contra Costa County Habitat Conservancy of the presence and condition of potential breeding habitat, as described below. Preconstruction surveys are not required.</i></p> <p><i>Written notification to USFWS, CDFW, and the East Contra Costa County Habitat Conservancy, including photos and breeding habitat assessment, is required prior to disturbance of any suitable breeding habitat. The project proponent shall also notify these parties of the approximate date of removal of the breeding habitat at least 30 days prior to this removal to allow USFWS or CDFW staff to translocate individuals, if requested. USFWS or CDFW must notify the project proponent of their intent to translocate CTS within 14 days of receiving notice from the project proponent. The applicant must allow USFWS or CDFW access to the site prior to construction if they request it. Restrictions under this Plan on the nature of the disturbance or the date of the disturbance do not exist unless CDFW or USFWS notify the project proponent of their intent to translocate individuals within the required time period.</i></p>	<p>CDFW</p> <p>East Contra Costa County Habitat Conservancy</p>	Prior to any ground disturbance	

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		<i>In this case, the project proponent must coordinate the timing of disturbance of the breeding habitat to allow USFWS or CDFW to translocate the individuals. USFWS and CDFW shall be allowed 45 days to translocate individuals from the date the first written notification was submitted by the project proponent (or a longer period agreed to by the project proponent, USFWS, and CDFW).</i>			
4.4-5	Have a substantial adverse effect, either directly or through habitat modifications, on California red-legged frogs.	4.4-5 <i>Implement Mitigation Measure 4.4-1(a).</i>	See Mitigation Measure 4.4-1(a)	See Mitigation Measure 4.4-1(a)	
4.4-6	Have a substantial adverse effect, either directly or through habitat modifications, on western pond turtle.	4.4-6 <i>Implement Mitigation Measure 4.4-1(a).</i>	See Mitigation Measure 4.4-1(a)	See Mitigation Measure 4.4-1(a)	
4.4-8	Have a substantial adverse effect, either directly or through habitat modifications, on western bumble bee.	4.4-8 <i>Implement Mitigation Measure 4.4-1(a).</i>	See Mitigation Measure 4.4-1(a)	See Mitigation Measure 4.4-1(a)	
4.4-12	Indirect impacts on adjacent lands.	4.4-12(a) <i>Implement Mitigation Measure 4.1-3.</i> 4.4-12(b) <i>Prior to Improvement Plan approval, the project applicant shall prepare a list of</i>	See Mitigation Measure 4.1-3 City of Pittsburg Community	See Mitigation Measure 4.1-3	

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		<p><i>recommended and prohibited landscaping plants for homes and common areas within the project site. The list shall be subject to review and approval by the City of Pittsburg Community Development Department. The list shall include a plant palette composed of non-invasive species and shall list invasive plant species that residents may not plant on the project site. The list of prohibited plants shall be compiled in cooperation with a qualified restoration specialist and distributed to future occupants of the project site as part of the Covenants, Conditions, and Restrictions (CC&R) applicable to future residential development.</i></p>	Development Department	Prior to approval of Improvement Plans	
		<p>4.4-12(c) <i>In deed disclosures, the project applicant shall notify all property owners/buyers of the potential interactions that may occur between pets and native wildlife. The disclosures shall discuss the presence of native animals (e.g., coyote, bobcat, mountain lion) that could prey on pets, and state that the property owners and/or residents shall not take any actions against native animals should they prey on pets that are allowed outdoors (unless danger of attacks on humans is present). The property owners shall be informed of the importance of keeping pets inside or within fenced yards for the pet's protection, as well as to</i></p>	City of Pittsburg Community Development Department	Prior to subsequent final map approvals	

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		<i>protect nearby sensitive biological resources. The property owners shall also be informed of the importance of properly storing trash and not feeding wildlife so as not to attract non-native wildlife that could prey on native species.</i>			
4.4-14	Conflict with an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan.	4.4-14 <i>Implement Mitigation Measure 4.4-1(a).</i>	See Mitigation Measure 4.4-1(a)	See Mitigation Measure 4.4-1(a)	
4.4-15	Cumulative loss of biological resources.	4.4-15 <i>Implement Mitigation Measures 4.4-1(a) through 4.4-14.</i>	See Mitigation Measures 4.4-1(a) through 4.4-14	See Mitigation Measures 4.4-1(a) through 4.4-14	
4.5 Cultural and Tribal Resources					
4.5-2	Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 1564.5, directly or indirectly destroy a unique paleontological resource or unique geologic features, or disturb any human remains, including those	4.5-2(a) <i>In the event that any prehistoric subsurface archeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, obsidian and/or mortars are discovered during earth-moving activities, all work within 100 feet of the resource shall be halted, and the applicant shall consult with a qualified archeologist. Representatives of the City and the qualified archeologist shall coordinate to determine the appropriate</i>	City of Pittsburg Representative Qualified Archeologist	In the event that any prehistoric subsurface archeological features or deposits are discovered during earth-moving activities	

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	interred outside of formal cemeteries.	<p><i>course of action. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation.</i></p> <p>4.5-2(b) <i>If a human bone or bone of unknown origin is found during earth-moving activities, all work shall stop within 100 feet of the find, and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have taken place.</i></p> <p>4.5-2(c) <i>If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives.</i></p> <p><i>If a Native American archeological, ethnographic, or a spiritual resource is discovered, all identification and treatment shall be conducted by qualified archeologists, who are certified by the</i></p>	<p>City of Pittsburg Community Development Department</p> <p>Contra Costa County Coroner</p> <p>NAHC, if the remains are determined to be Native American</p> <p>Appropriate Native American Representatives</p>	<p>If human bone or bone of unknown origin is found during earth-moving activities</p> <p>If a Native American site is discovered</p>	

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		<p><i>Society of Professional Archeologists (SOPA) and/or meet the federal standards as stated in the Code of Federal Regulations (36 CFR 61), and are Native American representatives, who are approved by the local Native American community as scholars of the cultural traditions.</i></p> <p><i>In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archeological sites are involved, all identified treatment is to be carried out by qualified historical archeologists, who shall meet either Register of Professional Archeologists (RPA), or 36 CFR 61 requirements.</i></p> <p>4.5-2(d) <i>The applicant shall retain the services of a professional paleontologist/archaeologist to educate the construction crew that will be conducting grading and excavation at the project site. The education shall consist of an introduction to the geology of the project site and the kinds of fossils, archeological, and/or Native American resources that may be encountered, as well as what to do in case of a discovery.</i></p>	City of Pittsburg Community Development Department	Prior to commencement of construction activities	

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		<p><i>Should any paleontological resources be unearthed by the construction crew, such as vertebrate fossils (e.g., teeth, bones), an unusually large or dense accumulation of intact invertebrates, or well-preserved plant material (e.g., leaves), then ground-disturbing activity shall be diverted to another part of the project site and the paleontologist shall be called on-site to assess the find and, if significant, recover the find in a timely matter. Finds determined significant by the paleontologist shall then be conserved and deposited with a recognized repository, such as the University of California Museum of Paleontology. The alternative mitigation would be to leave the significant finds in place, determine the extent of significant deposit, and avoid further disturbance of the significant deposit. Proof of the construction crew awareness training shall be submitted to the City's Community Development Department in the form of a copy of training materials and the completed training attendance roster.</i></p>			
4.5-3	Directly or indirectly disturb or destroy a unique tribal cultural resource, such as a site, feature, place, cultural landscape, sacred place or object with cultural	4.5-3 <i>Implement Mitigation Measures 4.5-2(a) through 4.5-2(d).</i>	See Mitigation Measures 4.5-2(a) through 4.5-2(d)	See Mitigation Measures 4.5-2(a) through 4.5-2(d)	

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	value to a California Native American tribe.				
4.6 Geology, Soils, and Seismicity					
4.6-1	The project site is subject to seismic risks including fault rupture, strong ground shaking, and liquefaction that could adversely affect future development.	<p><i>4.6-1 As part of any future development application, the project applicant shall undertake a design-level geotechnical report that will include a subsurface exploration of soil borings and/or cone penetration tests within the development areas and laboratory soil testing to provide data for preparation of specific recommendations regarding grading, foundations, and drainage for the proposed construction. A California Registered Civil Engineer or Geotechnical Engineer shall produce a design-level geotechnical engineering report subject to prior review and written approval by the City Engineer. The report shall address the following:</i></p> <ol style="list-style-type: none"> <i>1. The magnitude of remedial grading needed for the site;</i> <i>2. Construction of high cut slopes and relatively deep fills;</i> <i>3. The existence of adverse bedrock bedding;</i> <i>4. The potential presence of artificial, undocumented fills;</i> <i>5. The potential presence of compressible alluvial soils;</i> 	City Engineer	As part of any future development application	

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		<p>6. <i>The liquefaction potential within alluvial-filled valley areas;</i></p> <p>7. <i>The anticipated effects of local groundshaking on the proposed development; and</i></p> <p>8. <i>Identification of the extent of liquefaction and lateral spreading in the potential development area.</i></p> <p><i>Furthermore, the design-level geotechnical engineering report shall include project design measures and engineering techniques to avoid risks to people and structures from identified liquefaction and lateral spreading; address structures, structural foundations, and grading practices consistent with the CBC and any applicable City building and grading standards; and address both construction and operation of the project, as applicable. Design measures and engineering techniques may include, at a minimum, the following:</i></p> <ul style="list-style-type: none"> • <i>Recommendations for strengthened foundations to resist excessive differential settlement associate with seismically-induced liquefaction;</i> • <i>Removal and replacement of potentially liquefiable soils; and/or</i> 			

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		<ul style="list-style-type: none"> Densify potentially liquefiable soils with an in-situ ground improvement technique. <p>The Design Level Geotechnical Report shall identify the portions of the project site that cannot be graded and developed to meet CBC standards. Development shall not be allowed within those areas. The report shall be completed by a consultant selected and hired by the City of Pittsburg. The developer shall be responsible for the full cost of the report. Prior to the issuance of any Grading Permit and approval of a Tentative Map, the City Engineer shall review the Design Level Geotechnical Report and determine that the proposed grading conforms to the CBC.</p> <p>Prior to issuance of building permits, the City shall site-inspect to ensure that construction is in accordance with the approved plans and incorporates all required design measures and engineering techniques, and that such measures perform as identified in the design-level geotechnical engineering report and conforms to the standards of the CBC.</p>			
4.6-2	Implementation of the project could result in substantial erosion or loss of topsoil.	4.6-2 As part of any future development application, the project applicant shall submit an erosion control plan subject to prior review and written approval by the	City Engineer	As part of any future development application	

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		<p><i>City Engineer to limit the erosion effects during construction of the proposed project. Measures shall be identified to limit and control the amount of erosion, and the transport of soils or sediment off of the construction site. Measures could include, but are not limited to:</i></p> <ul style="list-style-type: none"> • <i>Hydro-seeding exposed soils;</i> • <i>Placement of erosion control measures within drainageways and ahead of drop inlets;</i> • <i>The temporary lining (during construction activities) of drop inlets with “filter fabric” (a specific type of geotextile fabric);</i> • <i>The placement of straw wattles along slope contours and back-of-curb prior to installation of landscaping;</i> • <i>Directing subcontractors to a single designation “wash-out” location (as opposed to allowing them to wash-out in any location they desire);</i> • <i>The use of siltation fences; and</i> • <i>The use of sediment basins and dust palliatives.</i> 			
4.6-3	Implementation of the project could result in risks to people and	4.6-3 <i>The design-level geotechnical engineering report required by Mitigation Measure 4.6-1 shall address the potential for</i>	City Engineer	As part of any future	

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	structures associated with compressible soil, undocumented fill, expansive soils, and/or corrosive soil.	<p><i>compressible soil, undocumented fill, corrosive soil, and expansive soil on the project site and shall identify engineering techniques to reduce any identified impacts to less than significance. The techniques shall include but not be limited to the following:</i></p> <ul style="list-style-type: none"> • <i>Undocumented fill - the over-excavation of a minimum of three feet of soil to remove existing non-engineered fill in order to place engineered fill;</i> • <i>Corrosive soil – If on-site soil is found to be corrosive to concrete, preventative measures such as protective treatment of concrete surfaces or the use of corrosion resistant materials shall be included in site design; and</i> • <i>Expansive soil – The use of post-tensioned concrete mat foundations or similarly stiffened foundations systems which are designed to resist the deflections associated with soil expansion.</i> <p><i>The Design Level Geotechnical Report shall identify the portions of the project site that cannot be graded and developed to meet CBC standards. Development shall</i></p>		development application	

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		<p><i>not be allowed within those areas. The report shall be completed by a consultant selected and hired by the City of Pittsburg. The developer shall be responsible for the full cost of the report. Prior to the issuance of any Grading Permit and approval of a Tentative Map, the City Engineer shall review the Design Level Geotechnical Report and determine that the proposed grading conforms to the CBC.</i></p> <p><i>Prior to issuance of building permits, the City shall site-inspect to ensure that construction is in accordance with the approved plans and incorporates all required design measures and engineering techniques, and that such measures perform as identified in the design-level geotechnical engineering report to address compressible soil, undocumented fill, corrosive soil, and expansive soil impacts and conforms to the CBC.</i></p>			
4.6-4	Implementation of the project could result in risks to people and structures associated with landslides.	<p>4.6-4(a) <i>The design-level geotechnical engineering report required by Mitigation Measure 4.6-1 shall address the existing landslides and the potential for landslides to occur throughout the project site. In addition, the design-level geotechnical engineering report shall include and address the following:</i></p>	City Engineer	As part of any future development application	

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		<ol style="list-style-type: none"> 1. <i>Characterization and remediation of existing large-scale landslides;</i> 2. <i>Description of the proximity of the project site and development areas to existing graded parcels;</i> 3. <i>Settlement and deflection of deep fills; and</i> 4. <i>Potential erosion of high cut slopes and fill slopes.</i> <p><i>Furthermore, the design-level geotechnical engineering report shall include design measures to reduce the risks from landslides, which may include, but are not limited to, the following techniques:</i></p> <ul style="list-style-type: none"> • <i>Graded cut and fill slopes over 15 feet in vertical height should be no steeper than 3H:1V (Horizontal:Vertical). Cut and fill slopes up to 15 feet in vertical height may be constructed at slope gradients no steeper than 2H:1V;</i> • <i>Graded cut and fill slopes exceeding 30 feet in height may be provided with intermediate benches on the slope surface spaced no greater than 30 feet vertically. Benches should be at least at 8 feet wide with a concrete-lined J or V-ditch to intercept surface runoff;</i> 			

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		<ul style="list-style-type: none"> • <i>Mass grading should begin with construction of toe keys and subdrains. All fills should be adequately keyed into firm natural materials unaffected by shrinkage cracks. Recommended keyway sizes and locations will be determined by the Geotechnical Engineer and will be approximately shown in the final remedial grading plans. Additionally, where fills are placed along slopes, subexcavated benches should be planned above toe keys as filling progresses. The Geotechnical Engineer will determine the actual size of the keyways during plan review and supplemental recommendations provided during grading. Toe keyways should also be used along where debris benches are recommended in design-level geotechnical studies; and</i> • <i>A Geotechnical Engineer shall prepare all grading and slope stability plans.</i> <p><i>The Design Level Geotechnical Report shall identify the portions of the project site that cannot be graded and developed to meet CBC standards. Development shall</i></p>			

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		<p><i>not be allowed within those areas. The report shall be completed by a consultant selected and hired by the City of Pittsburg. The developer shall be responsible for the full cost of the report. Prior to the issuance of any Grading Permit and approval of a Tentative Map, the City Engineer shall review the Design Level Geotechnical Report and determine that the proposed grading conforms to the CBC.</i></p> <p><i>Prior to issuance of building permits, the City shall site-inspect to ensure that construction is in accordance with the approved plans and incorporates all required design measures and engineering techniques, and that such measures perform as identified in the design-level geotechnical engineering report to address landsliding and slope stability impacts and compliance with the CBC.</i></p> <p>4.6-4(b) <i>The project applicant shall establish a GHAD encompassing the area within a 1,000-foot radius of the area affected by the 2007 landslide south of Vista Del Mar. Establishment of the GHAD shall ensure that potential future development or grading activity conducted within the vicinity includes proper mitigation techniques to ensure long-term stability of the area and reduce potential impacts</i></p>	City Engineer	As part of any future development application within 1,000 feet of Vista Del Mar	

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		<i>related to slope instability. Specific grading techniques to ensure slope stability may include, but are not limited to the techniques outlined in Mitigation Measure 4.6-4(a) of this EIR</i>			
4.6-5	Cumulative increase in the potential for geological related impacts and hazards.	4.6-5 Implement Mitigation Measures 4.6-1(a), 4.6-3, 4.6-4(a), and 4.6-4(b).	See Mitigation Measures 4.6-1(a), 4.6-3, 4.6-4(a), and 4.6-4(b)	See Mitigation Measures 4.6-1(a), 4.6-3, 4.6-4(a), and 4.6-4(b)	
4.7 Hazards and Hazardous Materials					
4.7-1	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	<p><i>Asbestos-Containing Materials</i></p> <p>4.7-1(a) <i>Prior to issuance of a demolition permit for any on-site structures, the project applicant shall provide a detailed assessment to the City Planning Department pertaining to the potential presence of asbestos-containing materials in existing on-site structures to be demolished. If asbestos-containing materials are not detected, further mitigation is not required. If asbestos-containing materials are detected, the applicant shall prepare and implement an asbestos abatement plan consistent with federal, State, and local standards, subject to review and approval by the Bay Area Air Quality Management District and the City Planning Department.</i></p>	<p>City of Pittsburg Planning Department</p> <p>BAAQMD</p>	Prior to issuance of a demolition permit	

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		<p><i>Lead-Based Paint</i></p> <p>4.7-1(b) <i>Prior to issuance of a demolition permit for any on-site structures, the project applicant shall provide a detailed assessment to the City Planning Department pertaining to the potential presence of lead-based paint in existing-on-site structures to be demolished. If lead-based paint is not detected, further mitigation is not required. If lead-based paint is found, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with federal, State, and local regulations. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead. The contractor shall take appropriate precautions to protect his/her workers, the surrounding community, and to dispose of construction waste containing lead paint in accordance with federal, State, and local regulations subject to review and approval by the Bay Area Air Quality Management District and the City Planning Department.</i></p>	City of Pittsburg Planning Department	Prior to issuance of a demolition permit	
		<p><i>Above-Ground Storage Tanks</i></p> <p>4.7-1(c) <i>Prior to issuance of any grading permits, the applicant shall hire a qualified geotechnical engineer to remove and</i></p>	City Engineer	Prior to issuance of a grading permit	

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		<p><i>abandon the two on-site ASTs in accordance with federal, State, and local guidelines, pursuant to review and approval by the City Engineer and the Contra Costa Health Services Department. In addition, an evaluation of the area surrounding the storage tanks for unusual odors, visible discoloration, or other indications of soil contamination shall be conducted. If soils suspected of being contaminated are encountered, they shall be stockpiled on plastic sheeting. Stockpiled soils shall be sampled in accordance with the San Francisco Bay Regional Water Quality Control Board guidelines, and the findings forwarded to the San Francisco Bay Regional Water Quality Control Board for review. Further remediation, if necessary, and disposal of the soils shall be conducted in accordance with State and federal guidelines.</i></p> <p><i>On-Site Water Supply Wells</i></p> <p>4.7-1(d) <i>Prior to initiation of any ground disturbing activities within 50 feet of a well on the project site, the applicant shall hire a licensed well contractor to obtain a well abandonment permit from the Contra Costa Health Services Department, and properly abandon the on-site wells in accordance with regional and local</i></p>	<p>Contra Costa Health Services Department RWQCB</p> <p>City Engineer Contra Costa Health Services Department</p>	<p>Prior to initiation of any ground disturbing activities within 50 feet of a well</p>	

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		<p style="text-align: center;"><i>standards, pursuant to review and approval by the City Engineer and the Contra Costa Health Services Department.</i></p> <p style="text-align: center;"><i>On-Site Septic Systems</i></p> <p>4.7-1(e) <i>Prior to initiation of any ground disturbing activities within 50 feet of a septic tank on the project site, the applicant shall hire a qualified geotechnical engineer to obtain a septic system abandonment permit from the Contra Costa Health Services Department, and properly abandon the on-site septic systems, pursuant to review and approval by the City Engineer and the Contra Costa Health Services Department.</i></p>	<p>City Engineer</p> <p>Contra Costa Health Services Department</p>	<p>Prior to initiation of any ground disturbing activities within 50 feet of a septic tank</p>	
4.7-2	Emit hazardous emissions or handle hazardous materials within one-quarter mile of a school.	4.7-2 <i>Implement Mitigation Measures 4.7-1(a-e).</i>	See Mitigation Measures 4.7-1(a-e)	See Mitigation Measures 4.7-1(a-e)	
4.7-4	Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	4.7-4(a) <i>Development of the proposed project shall include the installation of fire suppression systems (e.g., fire hydrants, fire sprinklers, smoke detectors) and be designed in accordance with the latest requirements of the California Fire Code. All project development plans shall be subject to review by the Contra Costa County Fire Protection District as part of the future discretionary development applications and Building Permit review processes to</i>	Contra Costa County Fire Protection District	Prior to approval of development plans	

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		<p><i>ensure the provisions of the California Fire Code are included in the plans. Fire-resistant roof construction, fire-resistant attachments, vegetative buffer zones, and other fire-safe measures may be required as part of their review.</i></p> <p>4.7-4(b) <i>The Master Plan shall include the following language under Section 2(A)(4):</i></p> <p><i>e) Defensible space in accordance with the guidelines of the California Fire Protection Standards shall be maintained in all portions of the Master Plan Area adjacent to open space areas. If the required defensible space distances cannot be attained, structures within the defensible space shall be constructed with fire-resistant materials and practices.</i></p>	City of Pittsburg Planning Department	Prior to Master Plan approval	
4.8 Hydrology and Water Quality					
4.8-1	Substantially alter the existing drainage pattern of the site or area, or create or contribute runoff water which would exceed the capacity of existing or planned stormwater	4.8-1 <i>As part of any development application, the applicant shall submit a site-specific drainage study which shall identify site design measures, source controls, and stormwater treatment and flow control measures showing that the project runoff will not exceed the capacity of existing and planned stormwater drainage systems and</i>	City Engineer	In conjunction with submittal of any development application	

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	drainage systems, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.	<p><i>will not result in flooding on- or off-site. The study shall include, but not be limited to, the following:</i></p> <ul style="list-style-type: none"> • <i>Calculations of pre-development runoff conditions and post-development runoff conditions, using appropriate engineering methods;</i> • <i>An assessment of downstream drainage and City storm-water facilities impacted by potential project runoff in accordance with General Plan Policy 9-P-21, which requires the following:</i> <ul style="list-style-type: none"> ○ <i>Calculate potential sedimentation and runoff based on the maximum storm event and determine necessary capacity of the downstream drainage system. If the project presents potential downstream sedimentation, runoff, or flooding issues, the drainage study shall require additional mitigation including, but not limited to, limitations on grading, construction only in dry seasons, and funding for downstream improvements, maintenance, and repairs;</i> 			

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		<ul style="list-style-type: none"> • Assessment of existing drainage facilities within the project area and an inventory of necessary upgrades, replacements, redesigns, and/or rehabilitation in order to accommodate the proposed project; • Recommendation of appropriate design measures required to meet C.3 requirements, and relevant requirements from Chapter 13.28 of the City's Municipal Code; and • A proposed maintenance program for the on-site drainage system. 			
4.8-2	Violate any water quality standards or waste discharge requirements, provide substantial additional sources of polluted runoff, or otherwise substantially degrade water quality through erosion during construction.	4.8-2 <i>Prior to issuance of grading permits, the contractor shall prepare a Storm Water Pollution Prevention Plan (SWPPP). The developer shall file the Notice of Intent (NOI) and associated fee to the SWRCB. The SWPPP shall serve as the framework for identification, assignment, and implementation of Best Management Practices (BMPs). Construction BMPs included in the SWPPP may include, but are not limited to, the following measures:</i> <ul style="list-style-type: none"> • Silt fencing; • Fiber Rolls; • Vehicle washout areas and trackout control; • Desilting Basins; • Gravel Bag Berms; or 	Director of Public Works/City Engineer	Prior to issuance of grading permits	

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		<ul style="list-style-type: none"> Storm Drain inlet protection. <p>The contractor shall implement BMPs to reduce pollutants in stormwater discharges to the maximum extent practicable. Property boundaries between the project site and the Concord Hills Regional Park shall be identified, mapped, fenced, and signed for no entry. The SWPPP shall be submitted to the Director of Public Works/City Engineer for review and approval and shall remain on the project site during all phases of construction. Following implementation of the SWPPP, the contractor shall subsequently demonstrate the SWPPP's effectiveness and provide for necessary and appropriate revisions, modifications, and improvements to reduce pollutants in stormwater discharges to the maximum extent practicable.</p>			
4.8-3	Violate any water quality standards or waste discharge requirements, provide substantial additional sources of polluted runoff, or otherwise substantially degrade water quality during operations.	4.8-3 Implement Mitigation Measure 4.8-1.	See Mitigation Measure 4.8-1	See Mitigation Measure 4.8-1	

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4.9 Land Use and Planning					
4.9-1	Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating a significant environmental effect.	<i>4.9-1 Prior to approval of the first tentative map for the project site, the Land Use Map for the proposed project shall be revised to remove development from all areas with elevations in excess of 900 feet. All areas within the project site with elevations in excess of 900 feet shall be designated as Open Space, and, with the exception of areas designated for development of a future water tank, future development shall not be allowed to occur in any areas of the project site with elevations exceeding 900 feet. The revised Land Use Map shall be subject to review and approval by the City of Pittsburg Community Development Department.</i>	City of Pittsburg Community Development Department	Prior to approval of the first Tentative Map	
4.10 Noise					
4.10-2	Expose persons to or generate noise levels in excess of standards established in the General Plan.	<i>4.10-2 As part of any development application, the applicant shall submit a site-specific noise study with an analysis of traffic and any other significant noise generators and recommended measures to reduce the exterior and interior noise levels at all future residences or other sensitive receptors to below 65 dB Ldn and 45 dB Ldn, respectively. Potential measures could include, but would not be limited to, inclusion of noise buffers in site design,</i>	City Engineer	In conjunction with submittal of any development application	

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		<i>restriction of two-story homes, or incorporation of noise-insulating building materials such as windows with a sound transmission class rating of 35-38 and resilient channels for walls.</i>			
4.10-3	Construction of the project could cause a substantial temporary increase in ambient noise levels.	4.10-3(a) <i>In compliance with Section 18.82.040 of the City's Municipal Code, construction hours shall be restricted to 8:00 AM to 5:00 PM. In addition, construction shall not occur on City-observed holidays. Such restrictions shall be noted on grading plans and other construction plans for the review and approval of the City of Pittsburg Community Development Department.</i>	City of Pittsburg Community Development Department	Prior to approval of construction plans	
		4.10-3(b) <i>Prior to issuance of any grading permit, the project contractor shall ensure that all equipment to be used in the construction of the project (i.e., owned, leased, and subcontractor vehicles) shall be fitted with factory equipped mufflers and in good working order, subject to review and approval by the City Engineer. The aforementioned requirements shall be noted on the grading plans.</i>	City Engineer	Prior to issuance of grading permit	
		4.10-3(c) <i>If the project is constructed in phases, construction staging areas and construction activities shall be located as far from prior phases as feasible, as determined by the City Engineer. Such restrictions shall be noted on grading plans</i>	City Engineer City of Pittsburg Community Development Department	Prior to approval of construction plans	

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		<i>and other construction plans for the review and approval of the City of Pittsburg Community Development Department.</i>			
4.11 Public Services and Utilities					
4.11-1	Result in insufficient water supply available to serve the project from existing entitlements and resources, or require the construction of new water delivery, collection, or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	<p><i>4.11-1(a) The developer shall provide all necessary documentation required by the CCWD for its application for inclusion of the project site in the CVP. No grading or building permits shall be issued until the project site has been annexed into the CCWD service area and the developer provides the City with a “Will Serve” letter from the CCWD verifying that the project site has been included in the CVP.</i></p> <p><i>4.11-1(b) Prior to final subdivision map approval, per SB 221 (Government Code Section 66473.7), the water supplier (the City of Pittsburg) shall provide a written verification that the water supply for the proposed project is sufficient, to the satisfaction of the CCWD.</i></p>	<p>City of Pittsburg Community Development Department CCWD</p> <p>City of Pittsburg Community Development Department CCWD</p>	<p>Prior to issuance of grading or building permits</p> <p>Prior to final subdivision map approval</p>	
4.11-2	Exceed wastewater treatment requirements of the applicable RWQCB, require the construction of new wastewater delivery, collection, or treatment facilities or expansion	<p><i>4.11-2(a) The developer shall provide all necessary documentation required by the DDS D for its application for inclusion of the project site in the DDS D’s service area. No grading or building permits shall be issued until the project site has been annexed into the DDS D service area and the developer</i></p>	<p>City of Pittsburg Community Development Department DDS D</p>	<p>Prior to issuance of grading or building permits</p>	

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	of existing facilities, the construction of which could cause significant environmental effects, or require sewer service that may not be available by the area’s wastewater treatment provider.	<i>4.11-2(b) provides the City with a “Will Serve” letter from the DDS.</i> <i>In conjunction with the first development application within the Draft Master Plan area, the developer shall provide to the City confirmation from the DDS that adequate trunk sewer system capacity exists to serve the proposed project.</i>	City of Pittsburg Community Development Department DDS	In conjunction with the first development application	
4.11-4	Result in substantial adverse physical impacts associated with the provisions of new or physically altered fire protection facilities, and/or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection facilities.	<i>4.11-4 Prior to recordation of a Final Map for any portion of the proposed project site, the project applicant shall provide proof, to the City of Pittsburg Community Development Department, that the proposed project site has been annexed into CFD 2017-1.</i>			
4.12 Recirculated Transportation, Traffic, and Circulation					
4.12-2	Conflict with an applicable plan,	<i>4.12-2(a) As part of future development applications, the project applicant shall pay the fair-</i>	City of Pittsburg Community	In conjunction with the first	

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	ordinance or policy establishing measures of effectiveness for the performance of the study intersections under Existing Plus Project Conditions.	<p><i>share fee for the improvements planned in the Capital Improvement Program for the 2015 Update to the Contra Costa CMP (Project 1028). Such improvements would include, but would not necessarily be limited to, the following:</i></p> <ol style="list-style-type: none"> <i>1. The EB SR-4 Ramps/Willow Pass Road intersection shall be signalized, a southbound left turn lane shall be added, the shared southbound through-left lane shall be restriped to be a through lane, and the eastbound approach shall be restriped to be an eastbound left turn lane and a shared eastbound through-right lane; and</i> <i>2. The WB SR-4 Ramps/Willow Pass Road shall be signalized, a northbound left turn lane shall be added, the northbound shared through-left turn lane shall be restriped to be a through lane, and the westbound approach shall be restriped to be two westbound left turn lanes and a shared westbound through-right lane.</i> <p><i>Proof of payment shall be submitted to the City of Pittsburg Community Development Department.</i></p>	Development Department	development application	

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		<p>4.12-2(b) <i>As part of future development applications, the project applicant shall pay the fair-share fee for the improvements planned in the Concord CIP (Project 2049). Such improvements would include, but would not necessarily be limited to, the following:</i></p> <ul style="list-style-type: none"> • <i>The southbound approach at the Concord Boulevard and Bailey Road intersection shall be widened and restriped to include a southbound left turn lane, a southbound through lane, and a southbound right turn lane. The northbound approach shall be widened to be a northbound left turn lane and a shared through-right turn lane;</i> • <i>The northbound and southbound approach shall be modified from split phasing to protected phasing; and</i> • <i>The Bailey Road and Myrtle Drive intersection shall be signalized, a southbound left turn lane shall be added, and the shared southbound through-left lane shall be restriped to be a through lane.</i> 	City of Pittsburg Community Development Department	In conjunction with the first development application	

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		<i>Guidelines provided in the Draft Master Plan. The final location and design of the linkage shall be submitted to the City Engineer for review and approval prior to approval of a future tentative subdivision map.</i>			
4.12-5	Result in a projected future over-capacity freeway condition where current long-range planning studies show an under-capacity condition at a freeway segment under Existing Plus Project Conditions.	4.12-5. <i>Implement Mitigation Measure 4.12-3.</i>	See Mitigation Measure 4.12-3	See Mitigation Measure 4.12-3	
4.12-7	Result in an internal circulation system design that does not meet City standards, substantially increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), or result in inadequate emergency access.	4.12-7 <i>As part of any future development applications, the project applicant shall submit a circulation plan to the City identifying how many units would be constructed before implementation of the proposed secondary access point at Bailey Road. The circulation plan shall comply with all applicable Contra Costa County Fire District standards related to emergency access.</i>	City of Pittsburg Community Development Department	In conjunction with the first development application	
4.12-8	Conflict with an applicable plan, ordinance or policy establishing measures of	4.12-8(a) <i>Prior to occupancy of the proposed buildings, the project applicant shall complete the following improvements at intersections within the City of Concord,</i>	City Engineer	Prior to occupancy	

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	effectiveness for the performance of the study roadway intersections under Long-Term (2035) Plus Project Conditions.	<p><i>subject to coordination with and approval by the City of Concord Traffic Engineering and Transportation Planning Division.</i></p> <ul style="list-style-type: none"> • <i>The northbound approach at the Avila Road and Willow Pass Road intersection shall be restriped to include one through lane and one right turn lane;</i> • <i>The southbound approach at the Clayton Road and Bailey Road intersection shall be restriped to be a southbound left-turn lane, a shared southbound through/right-turn lane, and a southbound right-turn lane; and</i> • <i>The intersection timing splits at the following intersections shall be optimized: Clayton Road/Treat Boulevard (Intersection #39) and Concord Boulevard/Port Chicago Highway (Intersection #48).</i> <p>4.12-8(b) <i>As part of future development applications, the project applicant shall pay the fair-share fee for the improvements planned in the Capital Improvement Program for the 2015 Update to the Contra Costa CMP (Project 1832). Such improvements would include, but would not necessarily be limited to, the following:</i></p>	City of Pittsburg Community Development Department	In conjunction with the first development application	

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		<ul style="list-style-type: none"> The southbound right turn lane at the WB SR-4 Ramps and Willow Pass Road intersection shall be converted to a free right turn lane. <p>Or</p> <p>If, prior to issuance of building permits, the City's then-current CIP includes the needed improvements, the project applicant shall pay the fair-share fee for the improvements planned in the Pittsburg CIP to the City of Pittsburg Community Development Department.</p> <p>4.12-8(c) As part of future development applications, the project improvement plans shall show that an eastbound left turn lane would be added to the Rio Verde Circle and San Marco Boulevard intersection. Implementation of the required improvements shall be accomplished by way of one of the following methods:</p> <p>If the required improvements are not included in the Pittsburg CIP prior to issuance of building permits, the project shall be responsible for the construction of the improvements. The improvements shall be completed prior to occupancy of the proposed residences. If the improvements</p>	City of Pittsburg Community Development Department	In conjunction with the first development application	

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		<p><i>are subsequently included in an update to the Pittsburg CIP, the project applicant may be subject to fee credits.</i></p> <p><i>Or</i></p> <p><i>If, prior to issuance of building permits, the City's then-current CIP includes the needed improvements, the project applicant shall pay the fair-share fee for the improvements planned in the Pittsburg CIP to the City of Pittsburg Community Development Department.</i></p> <p>4.12-8(d) <i>As part of future development applications, the project improvement plans shall show that the eastbound approach of the EB SR 4 ramps and San Marco Boulevard intersection would be restriped to be an eastbound left turn lane, a shared left-through-right lane, and an eastbound right turn lane. Implementation of the required improvements shall be accomplished by way of one of the following methods:</i></p> <p><i>If the required improvements are not included in the Pittsburg CIP prior to issuance of building permits, the project shall be responsible for the construction of the improvements. The improvements shall be completed prior to occupancy of the first proposed residence. If the improvements</i></p>	City of Pittsburg Community Development Department	In conjunction with the first development application	

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		<p><i>are subsequently included in an update to the Pittsburg CIP, the project applicant may be subject to fee credits.</i></p> <p><i>Or</i></p> <p><i>If, prior to issuance of building permits, the City's then-current CIP includes the needed improvements, the project applicant shall pay the fair-share fee for the improvements planned in the Pittsburg CIP to the City of Pittsburg Community Development Department.</i></p> <p>4.12-8(e) <i>As part of future development applications, the project improvement plans shall show that a northbound right turn lane at the W. Leland Road and Bailey Road intersection would be striped and the shared northbound through-right lane would be restriped to be through lane. In addition, the project improvement plans shall show that a southbound right turn overlap phase and a westbound right turn overlap phase would be implemented. Implementation of the required improvements shall be accomplished by way of one of the following methods:</i></p> <p><i>If the required improvements are not included in the Pittsburg CIP prior to issuance of building permits, the project</i></p>	City of Pittsburg Community Development Department	In conjunction with the first development application	

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		<p><i>shall be responsible for the construction of the improvements. The improvements shall be completed prior to occupancy of the first proposed residence. If the improvements are subsequently included in an update to the Pittsburg CIP, the project applicant may be subject to fee credits.</i></p> <p><i>Or</i></p> <p><i>If, prior to issuance of building permits, the City's then-current CIP includes the needed improvements, the project applicant shall pay the fair-share fee for the improvements planned in the Pittsburg CIP to the City of Pittsburg Community Development Department.</i></p> <p>4.12-8(f) <i>As part of future development applications, the project applicant shall pay the fair-share fee for the improvements planned in the Pittsburg CIP (Project S-16) to the City of Pittsburg Community Development Department. Such improvements would include optimization of timing splits at the following intersection:</i></p> <p style="padding-left: 40px;"><i>1. W. Leland Road and Burton Avenue.</i></p>	City of Pittsburg Community Development Department	In conjunction with the first development application	

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		<p><i>Proof of payment shall be submitted to the City of Pittsburg Community Development Department.</i></p> <p>4.12-8(g) <i>As part of future development applications, the project improvement plans shall show that the eastbound left turn phase and westbound left turn phase at the W. Leland and Crestview Drive intersection would be changed from protected to permitting phasing. Implementation of the required improvements shall be accomplished by way of one of the following methods:</i></p> <p><i>If the required improvements are not included in the Pittsburg CIP prior to issuance of building permits, the project shall be responsible for the construction of the improvements. The improvements shall be completed prior to occupancy of the first proposed residence. If the improvements are subsequently included in an update to the Pittsburg CIP, the project applicant may be subject to fee credits.</i></p> <p><i>Or</i></p> <p><i>If, prior to issuance of building permits, the City's then-current CIP includes the needed improvements, the project</i></p>	City of Pittsburg Community Development Department	In conjunction with the first development application	

MITIGATION MONITORING AND REPORTING PROGRAM FARIA/SOUTHWEST HILLS ANNEXATIONS PROJECT					
Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p><i>applicant shall pay the fair-share fee for the improvements planned in the Pittsburg CIP to the City of Pittsburg Community Development Department.</i></p> <p>4.12-8(h) <i>Implement Mitigation Measure 4.12-2(b).</i></p> <p>4.12-8(i) <i>As part of future development applications, the project applicant shall pay the fair-share fee for the improvements planned in the Pittsburg CIP (Project ST-27) to the City of Pittsburg Community Development Department. Such improvements would include widening of Bailey Road from two lanes two four lanes. Proof of payment shall be submitted to the City of Pittsburg Community Development Department.</i></p>	<p>See Mitigation Measure 4.12-2(b)</p> <p>City of Pittsburg Community Development Department</p>	<p>See Mitigation Measure 4.12-2(b)</p> <p>In conjunction with the first development application</p>	
4.12-9	Impacts related to Central and East County Routes of Regional Significance under Long-Term (2035) Plus Project Conditions.	4.12-9. <i>Implement Mitigation Measure 4.12-3.</i>	See Mitigation Measure 4.12-3	See Mitigation Measure 4.12-3	
4.12-10	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities	4.12-10 <i>Implement Mitigation Measures 4.12-6(a) and 4.12-6(b).</i>	See Mitigation Measures 4.12-6(a) and 4.12-6(b)	See Mitigation Measures 4.12-6(a) and 4.12-6(b)	

MITIGATION MONITORING AND REPORTING PROGRAM FARIA/SOUTHWEST HILLS ANNEXATIONS PROJECT					
Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
	under Long-Term (2035) Plus Project Conditions.				
4.12-11	Result in a projected future over-capacity freeway condition where current long-range planning studies show an under-capacity condition at a freeway segment under Long-Term (2035) Plus Project Conditions.	<i>4.12-11 Implement Mitigation Measure 4.12-3.</i>	See Mitigation Measure 4.12-3	See Mitigation Measure 4.12-3	
Initial Study					
V. a-d	a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5? c. Directly or indirectly destroy a unique	<i>V.1 Prior to submittal of a tentative map application within the Faria/Southwest Hills Annexation area, a Cultural and Historical Resources Survey shall be conducted for the project site by a qualified archaeologist and submitted for the City's review and approval. The required analysis and mitigation measures shall be implemented by the project applicant(s) to minimize or avoid impacts to any identified cultural resources to the greatest extent feasible.</i> <i>V.2 In the event that any prehistoric subsurface archeological features or deposits, including locally darkened soil</i>	City of Pittsburg Community Development Department City of Pittsburg Community	Prior to submittal of a tentative map application During construction	

MITIGATION MONITORING AND REPORTING PROGRAM FARIA/SOUTHWEST HILLS ANNEXATIONS PROJECT					
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		<p><i>In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archeological sites are involved, all identified treatment is to be carried out by qualified historical archeologists, who shall meet either Register of Professional Archeologists (RPA), or 36 CFR 61 requirements.</i></p> <p>V.4</p> <p><i>If a human bone or bone of unknown origin is found during earth-moving activities, all work shall stop within 100 feet of the find, and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have taken place.</i></p>	<p>City of Pittsburg Community Development Department</p> <p>Contra Costa County Coroner</p> <p>NAHC, if the remains are determined to be Native American</p>	<p>During construction</p>	