



# Mitigation Monitoring and Reporting Plan

Boundary Oak Golf Course Driving Range Project

City of Walnut Creek, Contra Costa County, California

**Prepared for:**

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## 1.0 MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) is formulated based on the findings of the project Initial Study/Proposed Mitigated Negative Declaration (IS/MND). The MMRP lists mitigation measures prescribed in the IS/MND prepared for the Boundary Oak Golf Course Driving Range Project (Project) and identifies mitigation monitoring requirements. This MMRP has been prepared to comply with the requirements of State law (PRC Section 21081.6). State law requires the Lead Agency to adopt an MMRP when mitigation measures are required to avoid significant impacts. The MMRP is intended to ensure compliance with the mitigation measures identified in the IS/MND during implementation of the Project.



**Table 1. Mitigation Monitoring and Reporting Program**

MITIGATION / COMPLIANCE MEASURE	AVOIDANCE AND MINIMIZATION MEASURE	TIMING	IMPLEMENTING PARTY	MONITORING PARTY	FREQUENCY AND DURATION OF MONITORING	PERFORMANCE OBJECTIVE
<p><b>Mitigation Measure AQ-1</b></p>	<p><b>Mitigation Measure AQ-1:</b> The project shall implement BMPs as recommended by the BAAQMD 2022 CEQA Air Quality Guidelines, which include the following measures:</p> <ul style="list-style-type: none"> <li>• All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>• All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>• All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>• All vehicle speeds on unpaved roads shall be limited to 15 mph.</li> <li>• All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>• Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</li> <li>• All construction equipment shall be maintained and properly tuned in accordance with the manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</li> </ul>	<p>During construction</p>	<p>City of Walnut Creek Public Works Department</p>	<p>City of Walnut Creek Public Works Department</p>	<p>During construction</p>	<p>Compliance with appliance with BAAQMD Mitigation Measures</p>

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<b>Mitigation Measure BIO-1</b>	<p><b>Mitigation Measure BIO-1</b></p> <p>The following measures shall be implemented in order to avoid impacts to sensitive species and their associated habitats:</p> <ol style="list-style-type: none"> <li>1. The grading envelope of the Project shall avoid all direct impacts to scrub, ruderal grassland, and oak woodland.</li> <li>2. Construction employees on the Project site will attend a Worker Environmental Awareness Training Program (WEAP) prior to beginning work at the site. The WEAP will consist of a brief presentation by a qualified biologist, which may be given either in-person or via an automated PowerPoint presentation. The program will include a description of visual identification of any special-status species and required habitat, an explanation of the status of these species and their protection, consequences of non-compliance, and a description of the Project-specific measures being taken to reduce effects to these species.</li> </ol>	<p>Prior to the start of construction and during construction</p>	<p>Qualified Biologist</p>	<p>City of Walnut Creek Public Works Department</p>	<p>Prior to and during construction</p>	<p>Implementation of Worker Awareness Training prior to initial ground disturbance and avoidance to sensitive species and their associated habitats.</p>
<b>Mitigation Measure BIO-2</b>	<p><b>Mitigation Measure BIO-2:</b></p> <p>Exclusionary fencing will be placed around the Project site and that is located immediately adjacent to undeveloped land to prevent any wildlife species from entering the work area. A qualified biologist will be present during the installation of the fence. The fence should be constructed of a sturdy, non-climbable plastic material such as ERTEC or Animex. Fence support posts should be installed on the work-side of the fence. No shrubs, trees, and other climbable structures should be within three feet of the fence. The fence should at least three feet above ground level and be buried at least 4 inches below the ground for increased stability. Exclusion fencing will be inspected and maintained throughout construction. The exclusion fence will be checked for breaches on a daily basis by a qualified biologist or an on-site representative. Fencing will be removed only when all construction equipment is removed from the site.</p>	<p>Prior to the start of construction</p>	<p>Construction Contractor, Qualified Biologist</p>	<p>City of Walnut Creek Public Works Department</p>	<p>Prior to the start of construction and during construction</p>	<p>Installation of exclusionary fencing prior to construction activities.</p>

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<b>Mitigation Measure BIO-3</b>	<p><b>Mitigation Measure BIO-3:</b></p> <p>Within 48 hours prior to the start of ground disturbing construction activities, including grading or vegetation removal, a qualified biologist shall conduct a preconstruction survey for AWS within and adjacent to the work areas. If an individual is observed within the work area, work will be halted until the animal leaves the Project site of its own volition. The qualified biologist will be given authority to stop any work that may result in take of a listed species.</p>	48 hours prior to the start of vegetation removal or initial ground disturbance and during construction.	Qualified Biologist	City of Walnut Creek Public Works Department	Prior to and during construction	Completion of pre-construction surveys for Alameda whipsnake, implement protocol to halt work if Alameda whipsnake are observed.
<b>Mitigation Measure BIO-4</b>	<p><b>Mitigation Measure BIO-4:</b></p> <p>If Project activities must be conducted during the nesting bird season (February 15 through September 1), a pre-construction nesting bird survey will be conducted by a qualified biologist no more than seven (7) days prior to vegetation removal or initial ground disturbance. The survey will include the Project site and surrounding 500 feet to identify the location and status of any nests that could potentially be affected either directly or indirectly by Project activities.</p> <p>If active nests of native nesting bird species are located during the preconstruction nesting bird survey, a work exclusion zone will be established around each nest by the qualified biologist. Established exclusion zones will remain in place until all young in the nest have fledged or the nest otherwise becomes inactive (e.g., due to predation). Suggested buffer zone distances differ depending on species, location, baseline conditions, and placement of nest and shall be determined in the field by a qualified biologist.</p>	Seven (7) days prior to the start of vegetation removal or initial ground disturbance and during construction	Qualified Biologist	City of Walnut Creek Public Works Department	During construction during the nesting season from February 15 through August 31	Successful pre-construction surveys for nesting birds; avoidance of impacts to any discovered nesting sites.

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<b>Mitigation Measure CUL-1</b>	<p><b>Mitigation Measure CUL-1:</b></p> <p>If archaeological remains are uncovered, work at the place of discovery shall be halted immediately until a qualified archaeologist can evaluate the finds as required by PRC Section 21083. Prehistoric archaeological site indicators include: obsidian and chert flakes and chipped stone tools, grinding and mashing implements (e.g., slabs and handstones, and mortars and pestles), bedrock outcrops and boulders with mortar cups, and locally darkened midden soils. Midden soils may contain a combination of any previously listed items with the possible addition of bone and shell remains, and fire-affected stones. Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits.</p> <p>In accordance with CEQA Guidelines Section 15064.5 (e), if human remains are encountered, excavation or disturbance of the location shall be halted in the vicinity of the find, and the county coroner shall be contacted. If the coroner determines the remains are Native American, the coroner shall contact the NAHC. The NAHC shall identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendant shall make recommendations regarding the treatment of the remains with appropriate dignity.</p>	During construction	City contractor, qualified professional archaeologist, City of Walnut Creek Public Works Department	City of Walnut Creek Public Works Department	During construction	Completion of appropriate protocol upon the discovery of any archaeological resources.

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<b>Mitigation Measure GEO-1</b>	<p><b>Mitigation Measure GEO-1:</b></p> <p>All construction personnel shall receive paleontological resources awareness training that includes information on the possibility of encountering fossils during construction; the types of fossils likely to be discovered; and proper procedures to follow in the event that fossils are encountered. Worker training shall be prepared and presented by a qualified paleontologist.</p> <p>If vertebrate fossils are discovered during construction, all work within 50 feet of the discovery shall stop immediately until a qualified professional paleontologist can assess the nature and importance of the find and recommend appropriate treatment. Treatment may include avoidance, if feasible, preservation in place, or preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds.</p>	<p>Prior to and during construction</p>	<p>City of Walnut Creek Public Works Department, Qualified Paleontologist</p>	<p>City of Walnut Creek Public Works Department, Qualified Paleontologist</p>	<p>During construction</p>	<p>Completion of appropriate protocol upon the discovery of any paleontological resources.</p>
<b>Mitigation Measure TCR-1</b>	<p><b>Mitigation Measure TCR-1:</b></p> <p>Prior to the instigation of ground-disturbing construction activity, the City shall enter into an agreement with Wilton Rancheria to provide tribal monitoring of ground-disturbing construction activity associated with the Project. Tribal monitors shall have the authority to require work to be stopped in the immediate vicinity of a resource discovery, should one occur. Tribal monitors shall investigate the resource and determine the appropriate conditions and precautions under which construction work at the location may resume.</p> <p>In accordance with a formal request from Wilton Rancheria, the City shall arrange for signage acknowledging the tribal history of the area to be installed along public trails within the nearby Lime Ridge Open Space. The precise location, number, and content of this signage shall be determined by the City in collaboration with Wilton Rancheria.</p>	<p>During construction</p>	<p>City of Walnut Creek Public Works Department</p>	<p>City of Walnut Creek Public Works Department</p>	<p>During construction</p>	<p>Successful tribal monitoring and implementation of avoidance measures for tribal cultural resources.</p>

