



Wild Horse Multifamily Project
Mitigation, Monitoring, and
Reporting Program

November 12, 2021

Lead Agency:

City of Antioch
Planning Division
200 H Street
Antioch, CA 94509

Technical Assistance:

Stantec Consulting Services Inc.
1340 Treat Boulevard, Suite 300
Walnut Creek, California 94597

ACRONYMS AND ABBREVIATIONS

Applicant	CCP-Contra Costa Investor, LLC
BAAQMD	Bay Area Air Quality Management District
BMPs	Best Management Practices
CEQA	California Environmental Quality Act
City	City of Antioch
EIR	Environmental Impact Report
MLD	Most Likely Descendant
MMRP	Mitigation, Monitoring, and Reporting Program
NAHC	Native American Heritage Commission
PRC	Public Resources Code
proposed project	Wild Horse Multifamily Project
SWPPP	Stormwater Pollution Prevention Program



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1.0 MITIGATION MONITORING AND REPORTING PROGRAM

The purpose of the Mitigation, Monitoring, and Reporting Program (MMRP) is to provide the City of Antioch (City) Community Development Department and CCP-Contra Costa Investor, LLC (Applicant) with a comprehensive list of the mitigation measures identified in the Environmental Impact Report (EIR) for the Wild Horse Multifamily Project (proposed project).

1.1 INTRODUCTION

The City is acting as the Lead Agency, as defined by the California Environmental Quality Act (CEQA). In accordance with Public Resources Code (PRC) section 21081.6, a Lead Agency that approves or carries out a project with potentially significant environmental effects shall adopt a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of a project approval to mitigate or avoid significant effects on the environment.”

The CEQA Guidelines provide direction for clarifying and managing the complex relationships between a Lead Agency and other agencies with respect to implementing and monitoring mitigation measures. In accordance with CEQA Guidelines section 15097(d), “each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise.” This discretion will be exercised by implementing agencies at the time they consider any of the activities identified in the environmental document.

This MMRP is a working guide to facilitate both the implementation of the mitigation measures and the monitoring, compliance, and reporting activities by the City and any monitors it may designate. If the City adopts the EIR for the proposed project, it will adopt the MMRP.

1.2 OVERVIEW OF THE MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP is presented in the following table and includes the following components:

- The list of mitigation measures contained in the EIR, as adopted by the City;
- The party responsible for implementing the mitigation measure;
- The timing for implementation of the mitigation measure;
- The agency responsible for monitoring implementation of the mitigation measure; and
- The monitoring action and frequency.

The City and its contractors will be required to comply with this MMRP in all respects. In any instance where non-compliance occurs, the City-designated environmental monitors will issue a warning to the construction supervisor and the City’s Project



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Manager. Any decisions to halt work due to non-compliance will be made by the City. The City's designated environmental monitors will keep records of any incidents on non-compliance with mitigation measures. Copies of these documents will be supplied to the City.

Once construction has begun and is underway, the City will carry out monitoring of the mitigation measures associated with construction. The MMRP will be maintained in the City's files for use in construction and operation of the proposed project.



Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Monitoring Frequency	Verification of Implementation	
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Section 3.3: Air Quality						
<p>MM AIR-1: Implement Construction Best Management Practices. The Applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management District (BAAQMD) to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures. Additional measures may be identified by the BAAQMD or contractor as appropriate:</p> <ul style="list-style-type: none"> • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day • All haul trucks transporting soil, sand, or other loose material off-site will be covered • All visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour • All roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used • Idling times shall be minimized either by shutting equipment off when not in use or by 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 • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications • All equipment shall be checked by a certified visible emissions evaluator or checked by a 	<ul style="list-style-type: none"> • The Applicant • Construction Contractor 	<p>Prior to issuance of grading permit and during construction.</p>	<p>Monitoring Party:</p> <ul style="list-style-type: none"> • City of Antioch Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none"> • Confirm best management practices (BMPs) are included in project specifications and grading plan. • Confirm BMPs are implemented throughout the construction phase. 	<p>Prior to issuance of grading permit and throughout the construction phase as needed.</p>		



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<p>certified mechanic and determined to be running in proper condition prior to operation</p> <ul style="list-style-type: none"> Post a publicly visible sign with the telephone number and person to contact at the City regarding dust complaints. This person will respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number will also be visible to ensure compliance with applicable regulations. 						
Section 3.4: Biological Resources						
<p>MM BIO-1: Avoid Disturbance of Nesting Birds and Pre-Construction Nesting Bird Surveys. If project activities occur during the nesting season for native birds (February 15 to August 31), the following measures shall be implemented to avoid or minimize the potential for adverse impacts on nesting migratory birds and raptors:</p> <ul style="list-style-type: none"> Pre-construction nesting bird survey for species protected by the Migratory Bird Treaty Act and California Fish and Game Code shall be conducted by a qualified biologist within a 100-foot radius of proposed construction activities for passerines and a 300-foot radius for raptors no more than 14 days prior to the start of construction activities. If active nests are found, a qualified biologist shall determine the size of the buffers based on the nesting species and its sensitivity to disturbance. The size of the buffers may be reduced at the discretion of a qualified biologist, but no construction activities shall be permitted within the buffer if they are demonstrated to be likely to disturb nesting birds. Active nest sites shall be monitored periodically to determine time of fledging. 	<ul style="list-style-type: none"> The Applicant Construction Contractor Qualified biologist 	No more than 14 days prior to the start of project construction activities.	<p>Monitoring Party:</p> <ul style="list-style-type: none"> City of Antioch Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none"> Confirm nesting bird surveys are conducted within 14 days of starting construction work Confirm pre-construction clearance by qualified biologist If active nests of protected species are found, confirm buffer zone has been established 	Prior to issuance of grading permit and throughout the construction phase as needed.		
<p>MM BIO-2: Pre-construction Swainson's Hawk Surveys. If project construction-related activities would take place during the nesting season (February through August), pre-construction surveys for nesting Swainson's hawks within 0.5-mile radius of the project shall be conducted within 14 days prior to construction activity. Surveys shall be conducted in a manner that maximizes the potential to observe the adult</p>	<ul style="list-style-type: none"> Applicant Construction Contractor Qualified Biologist 	No more than 14 days prior to the start of project construction activities.	<p>Monitoring Party:</p> <ul style="list-style-type: none"> City of Antioch Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none"> Confirm surveys are conducted within 14 days of starting construction work 	Prior to issuance of grading permit and throughout the construction phase as needed.		



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Swainson's hawks, as well as the nest/chicks second. To meet the California Department of Fish and Game's recommendations for mitigation and protection of Swainson's hawks, surveys shall be conducted for a 0.5-mile radius around all project activities, and if active nesting is identified within the 0.5-mile radius, consultation is required. Methodology for surveys can be found in the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley – Swainson's Hawk Technical Advisory Committee (2000).			<ul style="list-style-type: none"> Confirm pre-construction clearance by qualified biologist If active nests are found, confirm consultation has been conducted 			
<p>MM BIO-3: Pre-Construction Burrowing Owl Surveys. A burrowing owl pre-construction survey shall take place before any construction activities commence. They shall be conducted whenever burrowing owl habitat or sign is encountered on or adjacent to (within 150 meters) of a project site. If a burrowing owl or sign is present on the Property, three additional protocol level surveys shall be initiated.</p> <p>Once these surveys have been completed to identify the owl's location, disturbance buffers shall be placed around each active burrow. No disturbance shall occur within 200 meters (approximately 655 feet) of occupied burrows during the breeding season (February 1 through August 31) and/or within 50 meters (approximately 165 feet) of occupied burrows during non-breeding season (September 1 through January 31). Preconstruction surveys shall be completed no more than 14 days prior to initiating ground disturbing activities.</p>	<ul style="list-style-type: none"> Applicant Construction Contractor Qualified Biologist 	No more than 14 days prior to the start of project construction activities.	<p>Monitoring Party:</p> <ul style="list-style-type: none"> City of Antioch Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none"> Confirm pre-construction survey has been conducted no more than 14 days prior to start of construction activities If active burrows are found, confirm buffer zone has been established 	Prior to issuance of grading permit and throughout the construction phase as needed.		
<p>MM BIO-4: Avoidance and Minimization Measures for Alameda Whipsnake.</p> <p>In order to prevent Alameda Whipsnake (AWS) from entering construction areas during project development, a wildlife exclusion fence shall be placed along the property boundary prior to ground disturbing activities. The avoidance and minimization measures for AWS are as follows:</p> <ul style="list-style-type: none"> The wildlife exclusion fence shall be at least three feet high and entrenched three to six inches into the ground. 	<ul style="list-style-type: none"> Applicant Construction Contractor Qualified Biologist 	Immediately prior to initial ground disturbing activities.	<p>Monitoring Party:</p> <ul style="list-style-type: none"> City of Antioch Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none"> Confirm wildlife exclusionary fencing has been placed prior to ground disturbing activities. Confirm pre-construction clearance by qualified biologist prior to initial ground disturbance activities. Confirm qualified biologist has provided worker education prior to construction activities. 	Prior to initial ground disturbance activities and throughout the construction phase as needed.		



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<ul style="list-style-type: none"> Exclusion funnels shall be included in the fence design so that terrestrial species are able to vacate the project Site prior to disturbance. Monofilament netting, which is commonly used in straw wattle and other erosion preventatives, shall not be used on the project site in order to prevent possible entrapment of both common and special status terrestrial wildlife species. Trenches shall be backfilled, covered, or left with an escape ramp at the end of each workday. Trenches left open overnight shall be inspected each morning for trapped wildlife species. Immediately prior to initial ground disturbance (i.e., the morning of ground disturbance), a qualified biologist shall perform a preconstruction survey in order to ensure no AWS are present. The biologist shall remain on site for initial ground disturbance if suitable AWS refugia will be disturbed, i.e., small mammal burrows, foundations, large woody debris. Prior to the initiation of work activities, the qualified biologist shall also provide worker education regarding AWS. The training shall cover identification of AWS and what to do if an AWS is discovered in the project site. 						
<p>MM BIO-5: Pre-construction Surveys for San Joaquin Kit Fox. Pre-construction surveys shall be conducted no less than 14 days and no more than 30 days prior to the beginning of ground disturbance and/or construction activities or any project activity likely to impact the San Joaquin kit fox. Surveys shall identify kit fox habitat features on the project site and evaluate use by kit fox and, if possible, assess the potential impacts to the kit fox by the proposed activity. The status of all dens shall be determined and mapped (USFWS 2011). Written results of pre-construction surveys must be received by the Service within five days after survey completion and prior to the start of ground disturbance and/or construction activities. If a natal/pupping den is discovered within the project site or within 200-feet of the project boundary, the Service shall be immediately notified and under no circumstances shall the den be disturbed or destroyed without prior authorization. If the pre-construction</p>	<ul style="list-style-type: none"> Applicant Construction Contractor Qualified Biologist 	No less than 14 days and no more than 30 days prior to start of construction activities.	<p>Monitoring Party:</p> <ul style="list-style-type: none"> City of Antioch Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none"> Confirm pre-construction survey has been conducted. Confirm pre-construction clearance by qualified biologist and written report has been submitted to US Fish and Wildlife Service. If active dens are found, confirm buffer zone has been established and US Fish and Wildlife Service has been contacted and notified. 	Prior to issuance of grading permit and throughout the construction phase as needed.		



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survey reveals an active natal pupping or new information, the Applicant shall contact the Service immediately to obtain the necessary take authorization/permit.						
<p>MM BIO-6: Pre-construction American Badger Surveys. A qualified biologist shall survey for American badger concurrent with the pre-construction survey for burrowing owl. If badgers are detected, the biologist shall passively relocate badgers out of the work area prior to construction if feasible. If an active den is detected within the work area, the project proponent shall avoid the den, if feasible, until the qualified biologist determines the den is no longer active. Dens that are determined to be inactive by the qualified biologist shall be collapsed by hand to prevent occupation of the burrow between the time of the survey and construction activities.</p>	<ul style="list-style-type: none"> Applicant Construction Contractor Qualified Biologist 	No more than 14 days prior to the start of project construction activities.	<p>Monitoring Party:</p> <ul style="list-style-type: none"> City of Antioch Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none"> Confirm pre-construction survey has been conducted. If an active den is found, confirm buffer zone has been established or relocation of badgers has been conducted. 	Prior to issuance of grading permit and throughout the construction phase as needed.		
Section 3.5: Cultural Resources						
<p>MM CUL-1: Workers Awareness Training. Prior to the start of any ground disturbing activities, a cultural resources awareness training shall be provided for all construction personnel involved in project implementation. The training shall be provided by a qualified cultural resources specialist and if they choose to participate, a representative of the Indian Canyon Band of Costanoan Ohlone People. The training program shall include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The worker cultural resources awareness program shall also describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site and shall outline what to do and whom to contact if any potential archaeological resources or artifacts are encountered. The program shall also underscore the requirement for confidentiality and culturally appropriate treatment for any find of significance to Native Americans and behaviors, consistent with Native American tribal values. A sign-in sheet shall be distributed to all participants of the training program and submitted to the City within two weeks of program completion.</p>	<ul style="list-style-type: none"> Applicant Construction Contractor Qualified archaeologist 	Pre-construction: Prior to ground disturbing activities.	<p>Monitoring Party:</p> <ul style="list-style-type: none"> City of Antioch Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none"> Confirm a qualified archaeologist is under contract prior to the start of any ground disturbing activities. Confirm a qualified archaeologist provides worker awareness training prior to start of any ground disturbing activities. 	Prior to issuance of grading permit and throughout the construction phase as needed.		



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<p>MM CUL-2: Cultural Materials Discovered During Construction. If any cultural resource is encountered during ground disturbance or subsurface construction activities (e.g., trenching, grading), all construction activities within a 50-foot radius of the identified potential resource shall cease until a Secretary of the Interior-qualified archaeologist evaluates the item for its significance and records the item on the appropriate State Department of Parks and Recreation 523 series forms. All forms and associated reports will be submitted to the Northwest Information Center of the California Historical Resources Information System. The archaeologist shall determine whether the resource requires further study. If, after the qualified archaeologist conducts appropriate technical analyses, the resource is determined to be eligible for listing on the California Register of Historical Resources as a unique archaeological resource as defined in Public Resources Code (PRC) Section 15064.5, the archaeologist shall develop a plan for the treatment of the resource. The plan shall contain appropriate mitigation measures, including avoidance, preservation in place, data recovery excavation, or other appropriate measures outlined in PRC Section 21083.2.</p>	<ul style="list-style-type: none"> • Construction Contractor • Qualified archaeologist 	During the construction phase.	<p>Monitoring Party:</p> <ul style="list-style-type: none"> • City of Antioch Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none"> • Confirm a qualified archaeologist is under contract prior to the start of any ground disturbing activities. • If cultural resources are discovered during construction, confirm activities are halted until appropriate treatment measures are implemented. 	Prior to issuance of grading permit and throughout the construction phase as needed.		
<p>MM CUL-3: Human Burials Encountered During Construction. If ground-disturbing activities uncover previously unknown human remains, Section 7050.5 of the California Health and Safety Code applies, and the following procedures shall be followed: There shall be no further excavation or disturbance of the area where the human remains were found or within 50 feet of the find until the County Coroner and the appropriate City representative are contacted. Duly authorized representatives of the Coroner and the City shall be permitted onto the project area and shall take all actions consistent with Health and Safety Code Section 7050.5 and Government Code Sections 5097.98, et seq. Excavation or disturbance of the area where the human remains were found or within 50 feet of the find shall not be permitted to re-commence until the Coroner determines that the remains are not subject to the provisions of law concerning investigation of the circumstances, manner, and cause of any death. If the Coroner determines that the remains are Native American, the Coroner shall contact the Native</p>	<ul style="list-style-type: none"> • Construction Contractor • Qualified archaeologist 	During the construction phase.	<p>Monitoring Party:</p> <ul style="list-style-type: none"> • City of Antioch Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none"> • Confirm a qualified archaeologist is under contract prior to the start of any ground disturbing activities. • If human remains are discovered during construction, confirm activities are halted until appropriate treatment measures are implemented. 	Prior to issuance of grading permit and throughout the construction phase as needed.		



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American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from further disturbance. If the landowner does not accept the MLD's recommendations, the owner or the MLD may request mediation by NAHC.						
Section 3.7: Geology and Soils						
MM GEO-1: Implement Geotechnical Design Recommendations. Prior to issuance of grading permits, the Applicant shall incorporate all design specifications and recommendations contained within the geotechnical investigation report into relevant project plans and specifications. These specifications pertain to but are not limited to expansive soils, building foundations, foundation drainage, and backfill of excavations. The project site plans shall be submitted to the City and reviewed as part of the building permit review process.	<ul style="list-style-type: none"> Applicant 	Prior to issuance of grading permit.	Monitoring Party: <ul style="list-style-type: none"> City of Antioch Community Development Department Monitoring Action: <ul style="list-style-type: none"> Confirm all design specifications and recommendations contained in the geotechnical investigation report has been incorporated into project plans and submitted to the City. 	Once during building permit review process.		
MM GEO-2: Implement Potential Liquefaction Hazard Recommendations. Prior to the issuance of building permits, the Applicant shall submit to the City of Antioch Building Department, for review and approval, a design-level geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The design-level report shall include measures to address construction requirements to mitigate, at a minimum, slope stability, liquefiable soils, and ground shaking. Recommendations of adequate and appropriate measures will be implemented, including, but not limited to designing foundations in a manner that limits the effects of liquefaction; the placement of an engineered fill with low liquefaction potential; and the alternative siting of structures in areas with a lower liquefaction risk.	<ul style="list-style-type: none"> Applicant 	Prior to issuance of grading permit.	Monitoring Party: <ul style="list-style-type: none"> City of Antioch Community Development Department City of Antioch Building Department Monitoring Action: <ul style="list-style-type: none"> Confirm design-level engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer has been submitted to the City of Antioch Building Department. Confirm design-level report recommendations have been incorporated into project plans. 	Once during building permit review process.		



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<p>MM GEO-3: Procedures for Paleontological Resources Discovered During Construction. If any paleontological resources are encountered during ground-disturbing or subsurface construction activities (e.g., trenching, grading), all construction activities within a 50-foot radius of the identified resource shall cease and the City shall immediately be notified. The Applicant shall retain a qualified paleontologist (as approved by the City) to evaluate the find and recommend appropriate treatment of the inadvertently discovered paleontological resource. The appropriate treatment of an inadvertently discovered paleontological resource shall be implemented to ensure that impacts to the resource are avoided.</p>	<ul style="list-style-type: none"> Construction Contractor Qualified paleontologist 	During the construction phase.	<p>Monitoring Party:</p> <ul style="list-style-type: none"> City of Antioch Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none"> Confirm selection of qualified paleontologist. If paleontological resources are encountered during construction, confirm construction activities are halted until appropriate treatment measures are implemented. 	Prior to issuance of grading permit and throughout the construction phase as needed.		
Refer to Mitigation Measure HYD-1: Prepare and Implement a Stormwater Pollution Prevention Plan (SWPPP) in Section 3.10, Hydrology and Water Quality.						
Section 3.9: Hazards and Hazardous Materials						
Refer to Mitigation Measures HYD-1: Prepare and Implement a SWPPP in Section 3.10, Hydrology and Water Quality.						
Section 3.10: Hydrology and Water Quality						
<p>MM HYD-1: Prepare and Implement a SWPPP. Prior to the issuance of any construction-related permits, the Applicant shall prepare and submit a Notice of Intent to the State Water Resources Control Board and prepare a Stormwater Pollution Prevention Plan (SWPPP) in compliance with the National Pollutant Discharge Elimination System General Construction Permit. The SWPPP shall include a detailed, site-specific listing of the potential sources of stormwater pollution; pollution prevention measures (erosion and sediment control measures and measures to control non-stormwater discharges and hazardous spills); description of the type and location of erosion and sediment control best management practices (BMPs) to be implemented at the project site; and a BMP monitoring and maintenance schedule to determine the amount of pollutants leaving the project site. A copy of the SWPPP must be current and remain onsite. Water quality BMPs identified in the SWPPP could include but are not limited to the following:</p> <ul style="list-style-type: none"> Surface water runoff shall be controlled by directing flowing water away from critical areas and by reducing runoff velocity. Diversion structures, such as terraces, dikes, and ditches, 	<ul style="list-style-type: none"> Applicant Construction Contractor 	Prior to issuance of grading permits and during construction.	<p>Monitoring Party:</p> <ul style="list-style-type: none"> City of Antioch Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none"> Confirm requirements of the approved SWPPP are included in project specifications and implemented throughout the construction phase. 	Once at the time of contractor specifications review and throughout the construction phase as needed.		



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<p>shall collect and direct runoff water around vulnerable areas to prepared drainage outlets.</p> <ul style="list-style-type: none"> • Surface roughening, berms, check dams, hay bales, or similar devices shall be used to reduce runoff velocity and erosion. • Sediment shall be contained when conditions are too extreme for treatment by surface protection. Temporary sediment traps, filter fabric fences, inlet protectors, vegetative filters and buffers, or settling basins shall be used to detain runoff water long enough for sediment particles to settle out. Construction materials, including topsoil and chemicals, shall be stored, covered, and isolated to prevent runoff losses and contamination of groundwater. • Topsoil removed during construction shall be carefully stored and treated as an important resource. Berms shall be placed around topsoil stockpiles to prevent runoff during storm events. • Fuel and vehicle maintenance areas shall be established away from all drainage courses, and these areas shall be designed to control runoff. • Temporary erosion control measures, such as silt fences, staked straw bales, and temporary revegetation, shall be employed for disturbed areas. No disturbed surfaces will be left without erosion control measures in place during the winter and spring months. • A spill prevention and countermeasure plan shall be developed to identify proper storage, collection, and disposal measures for potential pollutants (such as fuel, fertilizers, pesticides, etc.) used onsite. The plan will also require the proper storage, handling, use, and disposal of petroleum products. • Construction activities shall be scheduled to reduce land disturbance during peak runoff periods and to the immediate area required for construction. Soil conservation practices shall be completed during the fall or late winter to reduce erosion during spring runoff. Existing 						



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vegetation will be retained where possible. To the extent feasible, grading activities shall be limited to the immediate area required for construction.						
Section 3.13: Noise						
<p>MM NOI-1: Interior Traffic Noise Levels. Implement the requirements listed in Policy 11.6.2.d in the City of Antioch General Plan to reduce interior noise levels within the multifamily buildings to 45 dB(A) Ldn. Policy 11.6.2.d states the following: “Where new development (including construction and improvement of roadways) is proposed in areas exceeding the noise levels identified in the General Plan Noise Objective, or where the development of proposed uses could result in a significant increase in noise, require a detailed noise attenuation study to be prepared by a qualified acoustical engineer to determine appropriate mitigation and ways to incorporate such mitigation into project design and implementation.”</p>	<ul style="list-style-type: none"> • Applicant • Qualified Acoustical Engineer 	Prior to issuance of grading permit.	<p>Monitoring Party:</p> <ul style="list-style-type: none"> • City of Antioch Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none"> • Confirm detailed noise study has been prepared by a qualified acoustical engineer • Confirm appropriate mitigation has been incorporated into the project design 	Once during design review phase.		
<p>MM NOI-2: Project Fixed-Source Noise. The noise from all mechanical equipment associated with the project shall comply with the requirements in Policy 11.6.2.e in the City of Antioch General Plan and the maximum noise level limits listed in Section 9-5.1901, Paragraph A in the City of Antioch Code of Ordinances. Policy 11.6.2.e in the City of Antioch General Plan states the following: “When new development incorporating a potentially significant noise generator is proposed, require noise analyses to be prepared by a qualified acoustical engineer. Require the implementation of appropriate noise mitigation when the proposed project will cause new exceedances of General Plan noise objectives, or an audible (3.0 dB(A)) increase in noise in areas where General Plan noise objectives are already exceeded as the result of existing development.”</p> <p>Section 9-5.1901, Paragraph A in the City of Antioch Code of Ordinances states “Uses adjacent to outdoor living areas (e.g., backyards for single-family homes and patios for multifamily units) and parks shall not cause an increase in background ambient noise which will exceed 60 CNEL.”</p>	<ul style="list-style-type: none"> • Applicant • Qualified Acoustical Engineer 	Prior to issuance of grading permit.	<p>Monitoring Party:</p> <ul style="list-style-type: none"> • City of Antioch Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none"> • Confirm noise analysis has been conducted by a qualified acoustical engineer • Confirm equipment has been designed to incorporate mitigation measures as needed 	Once during design review phase.		



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<p>MM NOI-3: Construction Activity. All construction activity shall follow the time and noise reduction measure requirements listed in Policies 11.6.2.i, j, k, m, and n in the City of Antioch General Plan and Sections 5-17.04 and 5-17.05 in the City of Antioch Code of Ordinances as follows:</p> <p>i. Ensure that construction activities are regulated as to hours of operation in order to avoid or mitigate noise impacts on adjacent noise-sensitive land uses.</p> <p>j. Require proposed development adjacent to occupied noise sensitive land uses to implement a construction-related noise mitigation plan. This plan would depict the location of construction equipment storage and maintenance area, and document methods to be employed to minimize noise impacts on adjacent noise sensitive land uses.</p> <p>k. Require that all construction equipment utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.</p> <p>l. Prior to the issuance of any grading plans, the City shall condition approval of subdivisions and non-residential development adjacent to any developed/occupied noise-sensitive land uses by requiring applicants to submit a construction-related noise mitigation plan to the City for review and approval. The plan should depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of the project through the use of such methods as:</p> <ul style="list-style-type: none"> • The construction contractor shall use temporary noise-attenuation fences, where feasible, to reduce construction noise impacts on adjacent noise sensitive land uses. • During all project site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is 	<ul style="list-style-type: none"> • Applicant • Construction Contractor 	<p>Prior to issuance of grading permit and during construction.</p>	<p>Monitoring Party:</p> <ul style="list-style-type: none"> • City of Antioch Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none"> • Confirm requirements are implemented prior to and during construction 	<p>Once at the time of contractor specifications review and throughout the construction phase as needed.</p>		



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Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Monitoring Frequency	Verification of Implementation	
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<p>directed away from sensitive receptors nearest the project site.</p> <ul style="list-style-type: none"> The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. The construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction shall be allowed on Sundays and public holidays. <p>m. The construction-related noise mitigation plan required shall also specify that haul truck deliveries be subject to the same hours specified for construction equipment. Additionally, the plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings. Lastly, the construction-related noise mitigation plan shall incorporate any other restrictions imposed by the City.</p> <p>Section 5-17.04 "Heavy Construction Equipment Noise" and Section 5-17.05 "Construction Activity Noise" states it shall be unlawful for any person to operate heavy construction equipment or be involved in construction activity during the hours specified below:</p> <ol style="list-style-type: none"> On weekdays prior to 7:00 a.m. and after 6:00 p.m. On weekdays within 300 feet of occupied dwelling space, prior to 8:00 a.m. and after 5:00 p.m. On weekends and holidays, prior to 9:00 a.m. and after 5:00 p.m., irrespective of the distance from the occupied dwelling. 						



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 Mitigation, Monitoring, and Reporting Program

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Section 3.18: Tribal Cultural Resources						
Refer to Mitigation Measures CUL-1: Workers Awareness Training, CUL-2: Cultural Materials Discovered During Construction, and CUL-3: Human Burials Encountered During Construction in Section 3.5, Cultural Resources.						

