BANK OF AGRICULTURE AND COMMERCE AND AUTO SPA MITIGATION MONITORING REPORTING PLAN

CITY OF ANTIOCH

Summary of Impacts, Project Sponsored Mitigation Measures and Impact Levels of Significance					
Project Impacts	**Mitigation Measures**	**Responsible Party**	**Timing**	**Implemented** **Date**	**Initials**
Air Quality					
Impact 3b., c. and d. – Air Quality: During the construction process there will be generation of emissions and dust.	Mitigation Measure AIR-1: During the construction period of the proposed project, the construction contractor shall implement the following measures at the project site: • water all active construction sites at least twice daily; • cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard; • apply water three times daily, or apply nontoxic soil stabilizers on all unpaved access routes, parking areas, staging areas at inactive construction sites, or inactive construction sites; • enclose, cover, water twice daily, or apply nontoxic soil binders to exposed stockpiles and areas void of vegetation (until vegetation is established); and • sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.	Project Proponent, to be verified by the Community Development Department.	During construction		
Biological Resources					
Impact 4a. and d. – Species of Special Concern	Mitigation Measure BIO-1: A pre-construction survey is to be conducted to assess the use of the site by any raptors or migratory birds. If evidence the site is used by a species of concern, the applicant will implement one, or all, or a combination of the following mitigation measures.	Project Proponent, to be verified by the Community	Prior to construction		

	• Passive relocation of the burrowing owls prior to the nesting season (September 1 through January 31) • For grading and construction activities within the burrowing owl nesting season (February 1 through August 31) a 75-meter (250-foot) radius circular buffer shall be erected around each active burrow and a qualified biologist shall monitor construction activities to ensure effectiveness of the buffer area for breeding activities. Construction-related activity shall not occur within the exclusion zone until the burrows are confirmed to be unoccupied and/or juveniles from the nest are foraging independently and capable of independent survival. • Retain tall grass cover on the site to discourage burrowing owl use of the site • If nests are found, an adequate setback shall be established around the nest location and construction activities are restricted within this no-disturbance zone until the qualified biologist has confirmed that the young birds have fledged and are able to function outside the nest location. Required setback distances for the no-disturbance zone shall be based on input received from the CDFG and/or USFWS and may vary depending on species and sensitivity to disturbance. The no-disturbance zone shall be fenced with temporary orange construction fencing. • A report of findings shall be prepared by the qualified biologist and submitted to the City for review and approval prior to the initiation of grading and construction during the nest season. The report shall either confirm the absence of any active nests or shall confirm that any young are within a designated no-disturbance zone and construction can proceed.	Development Department.			
Cultural Resources					
Impact 5a. and b. – Historical and archaeological resources on site	Mitigation Measure CULT-1: Should an archaeological deposit be encountered during project construction or demolition activities, the construction contractor shall halt ground disturbing activities in the vicinity of the find and notify the City. Construction activities shall be	Project Proponent, to be verified by the	During construction		

	redirected and a qualified archaeologist in consultation with the City shall: (1) evaluate the archaeological deposit to determine if it meets the CEQA definition of a historical or unique archaeological deposit or unique archaeological resource; and (2) make recommendations about the treatment of the deposit, as warranted. If the deposit does not meet the CEQA definition of a historical or unique archeological resource, then no further study or protection of the deposit is necessary. If the deposit does meet the CEQA definition of a historical or unique archaeological resource, then is shall be avoided to the extent feasible by project construction activities. If avoidance is not feasible, then adverse effects to the deposit shall be mitigated as specified in *CEQA Guidelines* section 15126.4(b) (for historical resources) or CEQA section 21083.2 (for unique archaeological resources). This mitigation may include, but is not limited to, a thorough recording of the resource on DPR Form 253 records, or archaeological data recovery excavation. If data recovery excavation is warranted, *CEQA Guidelines* section 15126.4(b)(3)(C), which requires a data recovery plan prior to data recovery excavation shall be followed. If the significant identified resources are unique archaeological resources, mitigation of these resources shall be subject to the limitations on mitigation measures for unique archaeological resources identified in CEQA sections 21083.2(c) through 21083(f).	Community Development Department.			
Geological					
Impact 6aii., aiii., and aiv. – Seismic ground shaking, liquefaction, and landslides,:	Mitigation Measure GEO -1: The project design and construction shall meet or exceed The California Building Code (CBC) standard structural design requirements so as to ensure that buildings will not collapse. New commercial development will be required to conform to the requirements of the CBC, which would largely prevent structural damage to buildings caused by ground shaking. The design of improvements would have to comply with the seismic design requirements of the City of Antioch and would be in accordance with the standard practices of the Structural Engineers Association of Northern California. Furthermore, the project design shall follow the recommendations the geotechnical investigation which was prepared by KC Engineering Company in March of 2006.	Project Proponent, to be verified by the Community Development Department.	Prior to construction		
Impact 6b: Soil	Mitigation Measure GEO-2 (AIR-1): During the construction period of	Project	During		

erosion	the proposed project, the construction contractor shall implement the following measures at the project site: • water all active construction sites at least twice daily; • cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard; • apply water three times daily, or apply nontoxic soil stabilizers on all unpaved access routes, parking areas, staging areas at inactive construction sites, or inactive construction sites; • enclose, cover, water twice daily, or apply nontoxic soil binders to exposed stockpiles and areas void of vegetation (until vegetation is established); and • sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.	Proponent, to be verified by the Community Development Department.	construction		
Hydrology					
Impact 8a: Water quality and waste discharge	Mitigation Measure HYD-1: Preparation of SWPPP to reduce the potential impacts to surface water quality through the project construction period. The SWPPP shall include specific and detailed BMPs designed to mitigate construction-related pollutants. At minimum, BMPs shall include practices to minimize the contact of construction materials, equipment, and maintenance supplies (e.g. fuels, lubricants, paints, solvents, adhesives) with storm water.	Project Proponent, to be verified by the Community Development Department.	Prior to and during construction		
Impact 8a: Water quality and waste discharge	Mitigation Measure HYD-2: The applicant shall submit a Storm Water Control Plan compliant with the C.3 provision of the NPDES with review and approval by the City of Antioch. The City shall review and approve the design-level stormwater control plan prior to approval of the grading plan. The plan shall treat runoff to the maximum extent practicable in compliance with the County NPDES permit.	Project Proponent, to be verified by the Community Development Department.	Prior to and during construction. During project operation.		
Impact 8a: Water quality and waste discharge	Mitigation Measure HYD-3: The car wash will require an oil water separator to maintain water quality.	Project Proponent, to be verified by the Community Development Department.	During project operation.		

Impact 8c: Existing drainage pattern	Mitigation Measure HYD-4: As a condition of approval of the final grading and drainage plans for the project, the applicant shall demonstrate through detailed hydraulic analysis that implementation of the proposed drainage plans will not create potential hydromodification impacts downstream by implementing the following: • The project applicant's licensed professional engineer shall work cooperatively with the City of Antioch to incorporate BMPs into the final drainage plan that will result in post-project runoff curve (i.e. storm water flow/duration graphs) that closely resembles the pre-project curve; • Include drainage components that are designed in compliance with the City of Antioch standards. The grading and drainage plans shall be reviewed for compliance with these requirements by the City of Antioch; and • The project applicant shall establish a self-perpetuating drainage system maintenance program (to be managed by an entity set up by the applicant) that includes annual inspections of detention basins, sedimentation basins, drainage ditches, swales, and drainage inlets. Any accumulation of sediment or other debris shall be promptly removed and necessary maintenance to insure continued operation shall be performed.	Project Proponent, to be verified by the Community Development Department.	Prior to and during construction. During project operation.		
Impact 8d and 8e: Existing drainage pattern and runoff	Mitigation Measure HYD-2: The applicant shall submit a Storm Water Control Plan compliant with the C.3 provision of the NPDES with review and approval by the City of Antioch. The City shall review and approve the design-level stormwater control plan prior to approval of the grading plan. The plan shall treat runoff to the maximum extent practicable in compliance with the County NPDES permit.	Project Proponent, to be verified by the Community Development Department.	Prior to and during construction. During project operation.		

Impact 8f: Water quality	Mitigation Measure HYD-1: Preparation of SWPPP to reduce the potential impacts to surface water quality through the project construction period. The SWPPP shall include specific and detailed BMPs designed to mitigate construction-related pollutants. At minimum, BMPs shall include practices to minimize the contact of construction materials, equipment, and maintenance supplies (e.g. fuels, lubricants, paints, solvents, adhesives) with storm water. And Mitigation Measure HYD-2: The applicant shall submit a Storm Water Control Plan compliant with the C.3 provision of the NPDES with review and approval by the City of Antioch. The City shall review and approve the design-level stormwater control plan prior to approval of the grading plan. The plan shall treat runoff to the maximum extent practicable in compliance with the County NPDES permit. Mitigation Measure HYD-3: The car wash will require an oil water separator to maintain water quality.	Project Proponent, to be verified by the Community Development Department.	Prior to and during construction. During project operation.		
Noise					
Impact 11a., 11b., 11c., and 11d.: Excessive Noise Levels	Mitigation Measure NOISE -1: • Limit all construction-related activities that would generate noise levels in excess of 60 dBA CNEL at the nearest single family residential rear yard to between the hours of 8:00 am to 5:00 pm, Monday through Friday and on the weekend from 9:00 AM to 5:00 PM. No construction shall be allowed on Sundays and public holidays. • Equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with the manufacturer's standards. Place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. • 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 phases of construction.	Project Proponent, to be verified by the Community Development Department	During construction		

Transportation and Traffic					
Impact 15a.: Increase in Traffic	Mitigation Measure TRAN-1: The eastbound left turn lane at the intersection of Lone Tree Way and Country Hills Drive shall be lengthened by approximately 150 feet and shall include space for adequate deceleration.	Project Proponent, to be verified by the Community Development Department	During construction		