

Kenneth Luke, Classic Boat Works (Applicant/Owner)

**Mitigation Monitoring and Reporting Program
County Files #CDLP22-02002 and CDGP21-00001**

**1535 Discovery Bay Blvd
Discovery Bay, CA 94505**

June 2022

SECTION 3: AIR QUALITY

Potential Impact: Construction activities could have a potentially significant adverse environmental impact by exposing sensitive receptors to substantial pollutant concentrations.

Mitigation Measures:

Air Quality 1: The following Bay Area Air Quality Management District, Basic Construction Mitigation Measures shall be implemented during project construction and shall be included on all construction plans.

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt tracked-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.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. 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.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five 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.
7. 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.
8. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations.

Implementing Action:	COA
Timing Verification:	Prior to CDD issuance of a grading or building permit, all construction plan sets shall include Basic Construction measures.
Responsible Department or Agency:	Project proponent and CDD.
Compliance Verification:	CDD Plan Check review of plans prior to issuance of building or grading permit, and field verification by the Building Inspection Division.

Potential Impact: Operational activities could have a potentially significant adverse environmental impact by exposing sensitive receptors to odors and fumes.

Mitigation Measures:

Air Quality 2: Prior to operation of the facility, the applicant shall submit for review and approval of the Department of Conservation and Development, Community Development Division (CDD) an Odor Management and Control Plan (OMCP). The project proponent shall implement the odor control plan and prevents odors from impacting neighboring parcels or creating a public nuisance. The permittee shall document and report all complaints to the CDD and take corrective actions to remedy odor impacts.

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)

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Implementing Action:	COA
Timing Verification:	Prior to CDD issuance of a grading or building permit, the applicant shall provide the OMCP for review and approval.
Responsible Department or Agency:	Project proponent and CDD.
Compliance Verification:	CDD Planning continued verification and response to potential odor complaints

SECTION 13: NOISE

Potential Impact: The project is located adjacent to residential and retail commercial areas that could be negatively impacted by excessive noise associated with project operations.

Mitigation Measures:

Noise 1: Prior to issuance of a building permit, the permittee shall provide an acoustical analysis to confirm that the operations and design to be used on the site would not expose surrounding commercial properties to noise levels exceeding 70 dB and residential or school properties to levels exceeding 60 dB. If the analysis determines that additional noise insulation features or operational restrictions are required, the acoustical analysis shall identify the type of noise insulation features or operational restrictions that shall be implemented to reduce noise levels to levels identified in the Community Noise Exposure Levels shown in Figure 11-6 of the General Plan Noise Element, and the applicant shall incorporate these into the proposed project. The acoustical analysis shall review noises incidental to the proposed boat repair and servicing facility, including noises associated with power tools, engines, and other potential noise generating activities. The permittee shall document and report all complaints to the CDD and take appropriate corrective actions to remedy impacts.

Noise 2: The hours of operation at the facility shall be generally limited to between 8:00 AM to 5:00 PM, Monday through Friday. The facility may be open to the public outside of these hours by appointment. Noise generating activities shall not occur outside of these hours.

Implementing Action:	COA
Timing of Verification:	During COA Compliance Review, prior to issuance of a grading or building permit.
Responsible Department, Agency, or Party:	Project proponent, CDD
Compliance Verification:	Acoustic report to CDD for review and approval.

SECTION 10: MANDATORY FINDINGS OF SIGNIFICANCE

Potential Impact: As discussed in individual sections of the Initial Study, the project to establish a boat repair and service facility on the site may impact the quality of the environment (Air Quality and noise).

Mitigation Measures:

The impact would be reduced to a less than significant level with the adoption of the recommended Mitigation Measures that are specified in the respective sections of the Initial Study.

Abbreviations:

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