

Monticello Village

Mitigation Monitoring and Reporting Program

Prepared for:

City of Santa Clara
1500 Warburton Avenue
Santa Clara, California 95050

Prepared by:

Impact Sciences, Inc.
555 12th Street, Suite 1650
Oakland, California 94607

April 2014

MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that a Lead Agency establish a program to monitor and report on mitigation measures adopted as part of the environmental review process to avoid or reduce the severity and magnitude of potentially significant environmental impacts associated with project implementation. CEQA (Public Resources Code Section 21081.6(a)(1)) requires that a Mitigation Monitoring and Reporting Program (MMRP) be adopted at the time that the agency determines to carry out a project for which an EIR has been prepared, to ensure that mitigation measures identified in the EIR are fully implemented.

The MMRP for the Monticello Village Project is presented in **Table 1, Monticello Village Project Mitigation and Monitoring Reporting Program**. **Table 1** includes the full text of the mitigation measures identified in the Final EIR. The MMRP describes implementation and monitoring procedures, responsibilities, and timing for each mitigation measure identified in the EIR, and includes the following:

- **Environmental Topic and Impact:** Identifies the impact number and statement from the Final EIR.
- **Mitigation Measures:** Provides full text of the mitigation measure as provided in the Final EIR.
- **Monitoring/Reporting Action(s):** Designates responsibility for implementation of the mitigation measure and when appropriate, summarizes the steps to be taken to implement the measure.
- **Mitigation Timing:** Identifies the stage of the project during which the mitigation action will be taken.
- **Monitoring Schedule:** Specifies procedures for documenting and reporting mitigation implementation.

The City of Santa Clara may modify the means by which a mitigation measure will be implemented, as long as the alternative means ensure compliance during project implementation. The responsibilities of mitigation implementation, monitoring and reporting extend to several City departments and offices. The manager or department lead of the identified unit or department will be directly responsible for ensuring the responsible party complies with the mitigation. The Planning and Inspection Department is responsible for the overall administration of the program and for assisting relevant departments and project managers in their oversight and reporting responsibilities. The Planning and Inspection Department is also responsible for ensuring the relevant parties understand their charge and complete the required procedures accurately and on schedule.

**Table 1
Monticello Village Project
Mitigation Monitoring and Reporting Program**

Environmental Topic and Impact	Mitigation Measures	Monitoring/Reporting Responsibility and Action(s)	Mitigation Timing	Monitoring Schedule
Air Quality				
<p>Impact AIR-1</p> <p>Construction of the proposed project could result in a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment under an applicable national or state ambient air quality standard (including resulting in emissions which exceed quantitative thresholds for ozone precursors).</p>	<p>Mitigation Measure AIR-1</p> <p>The construction contractor(s) shall implement the following measures during construction:</p> <ul style="list-style-type: none"> • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • 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. • All vehicle speeds on unpaved roads shall be limited to 15 mph. • 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. • 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. 	<p>City of Santa Clara Planning and Inspection Department.</p> <p>Shall review project applicant’s dust control plan.</p>	<p>Prior to construction.</p>	<p>Confirm and document prior to and during construction.</p>

Environmental Topic and Impact	Mitigation Measures	Monitoring/Reporting Responsibility and Action(s)	Mitigation Timing	Monitoring Schedule
Air Quality (continued)				
Impact AIR-1 (continued)	<p>Mitigation Measure AIR-1 (continued)</p> <ul style="list-style-type: none"> • All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. • 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. • All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe. • All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph. • During grading activities, wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity. • Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established. • The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time. 			

Environmental Topic and Impact	Mitigation Measures	Monitoring/Reporting Responsibility and Action(s)	Mitigation Timing	Monitoring Schedule
Air Quality (continued)				
Impact AIR-1 (continued)	<p>Mitigation Measure AIR-1 (continued)</p> <ul style="list-style-type: none"> • All trucks and equipment, including their tires, shall be washed off prior to leaving the site. • Site accesses to a distance of 100 feet from the paved road shall be treated with a 6- to 12-inch compacted layer of wood chips, mulch, or gravel. • Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent. • Minimizing the idling time of diesel powered construction equipment to 2 minutes. • Require all contractors use equipment that meets CARB's most recent certification standard for off-road heavy duty diesel engines. • Develop a plan demonstrating that the off-road equipment (more than 50 horsepower and on-site for more than two consecutive workdays) to be used in project construction would achieve an additional 20 percent reduction in both NO_x and exhaust particulate matter emissions, compared to similar equipment based on CARB statewide average emissions. Based on the construction plans presented for this project and the CalEEMod modeling, a feasible method to achieve this objective would be the following: <ol style="list-style-type: none"> a. All diesel-powered generators, air compressors, pumps or signal boards used during all construction phases that meet or exceed U.S. EPA Tier 4 standards for particulate matter emissions or substituted with alternatively fueled equipment (e.g., LPG fuel). b. All other off-road construction equipment used on the site shall, on a fleet-wide average, meet U.S. EPA Tier 2 emission standards. 			

Environmental Topic and Impact	Mitigation Measures	Monitoring/Reporting Responsibility and Action(s)	Mitigation Timing	Monitoring Schedule
Air Quality (continued)				
<p>Impact AIR-2 Project construction activities could expose existing sensitive receptors to substantial pollutant concentrations.</p>	<p>Mitigation Measure AIR-2 Implement Mitigation Measure AIR-1 to control fugitive dust and on-site construction exhaust emissions.</p>	<p>See monitoring and reporting for Mitigation Measure AIR-1 above.</p>		
<p>Impact AIR-5 The proposed project could expose sensitive receptors on the project site as well as off site to substantial pollutant concentrations.</p>	<p>Mitigation Measure AIR-5 The project applicant shall include the following measures to minimize long-term toxic air contaminant (TAC) exposure for new residences adjacent to Lawrence Expressway. A summary of maximum excess cancer risks calculations and fine particulate matter (PM2.5) concentrations is included in Appendix 4.2 that shall be used to identify the units that require mitigation.</p> <ol style="list-style-type: none"> 1. Integrate building design features to limit exposure from sources of TAC and PM2.5. 2. Install air filtration in residential or other buildings that would include sensitive receptors that have predicted PM2.5 concentrations above 0.3 µg/m³ or excess lifetime cancer risk of 10.0 per million or greater. Air filtration devices shall be rated MERV13 or higher. To ensure adequate health protection to sensitive receptors, the ventilation system shall meet the following minimal design standards: <ol style="list-style-type: none"> a. A MERV13 or higher rating; b. At least one air exchange(s) per hour of fresh outside filtered air; c. At least four air exchange(s) per hour recirculation; and d. At least 0.25 air exchange(s) per hour in unfiltered infiltration. 	<p>City of Santa Clara Planning and Inspection Department. Shall review project applicant's plan to reduce particulate matter emissions and monitor implementation.</p>	<p>Prior to construction; during construction; and monitor yearly during project occupancy.</p>	<p>Confirm and document prior to and during construction. Follow up at least yearly.</p>

Environmental Topic and Impact	Mitigation Measures	Monitoring/Reporting Responsibility and Action(s)	Mitigation Timing	Monitoring Schedule
Air Quality (continued)				
Impact AIR-5 (continued)	Mitigation Measure AIR-5 (continued)			
	<p>As part of implementing this measure, an ongoing maintenance plan for the buildings' heating, ventilation, and air conditioning (HVAC) air filtration system shall be required. Recognizing that emissions from air pollution sources are decreasing, the maintenance period shall last as long as significant excess cancer risk or annual PM2.5 exposures are predicted. Subsequent studies could be conducted to identify the ongoing need for the ventilation systems as future information becomes available.</p> <ol style="list-style-type: none"> 3. Ensure that the lease agreement and other property documents include the following: (1) require cleaning, maintenance, and monitoring of the affected buildings for air flow leaks; (2) assurance that new tenants are provided information on the ventilation system; (3) provisions that fees associated with leasing a unit(s) in the building include funds for cleaning, maintenance, monitoring, and replacements of the filters, as needed; and (4) provide information regarding the ventilation/filtration systems and importance of keeping windows and doors closed to maximize the efficiency of the system. 4. Plots of maximum excess cancer risks and annual PM2.5 concentrations resulting from Lawrence Expressway are included in Appendix 4.2. In lieu of any change to the project design, these plots should be used to identify portions of the project where residential units would require this mitigation measure. 			

Environmental Topic and Impact	Mitigation Measures	Monitoring/Reporting Responsibility and Action(s)	Mitigation Timing	Monitoring Schedule
Biological Resources				
Impact BIO-1	Mitigation Measure BIO-1a			
<p>The proposed project could have an adverse effect on special-status bird and non-special status bird species during the nesting season and on roosting bat species.</p>	<p>Tree and vegetation removal and building demolition shall be initiated in the non-breeding season for birds, defined as September 1 to January 31. During this period breeding is not occurring and pre-construction surveys for breeding birds would not be required. However, if nesting birds are encountered during work activities in the non-breeding season, activities with potential to disturb the nest shall be postponed until the nest is abandoned or young birds have fledged.</p>	<p>City of Santa Clara Planning and Inspection Department. Shall oversee implementation of pre-construction survey recommendations.</p>	<p>Prior to issuance of site preparation, grading, and construction permits.</p>	<p>Document in project file at project approval.</p>
	Mitigation Measure BIO-1b			
	<p>If tree and vegetation removal and building demolition will occur during the breeding season, between February 1 and August 31, pre-construction breeding bird surveys shall be conducted by a qualified biologist prior to and within 14 days of any initial ground disturbance activities. Surveys shall be conducted within all suitable nesting habitats within the work area. Survey results are valid for 14 days from the survey date. Should ground disturbance commence later than 14 days from the survey date, surveys shall be repeated. If no nesting birds are encountered, work may commence as planned.</p>			

Environmental Topic and Impact	Mitigation Measures	Monitoring/Reporting Responsibility and Action(s)	Mitigation Timing	Monitoring Schedule
Biological Resources (continued)				
<p>Impact BIO-1 (continued)</p>	<p>Mitigation Measure BIO-1b (continued)</p> <p>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 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 will be determined by the qualified biologist taking into account factors such as the following:</p> <ul style="list-style-type: none"> • 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. • Distance and amount of vegetation or other screening between the construction site and the nest. • Sensitivity of individual nesting species and behaviors of the nesting birds. <p>Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or another appropriate barrier and construction personnel shall be instructed on the sensitivity of nest areas. The existing nests shall be removed after nesting has concluded and the nests are vacated (as determined by a qualified biologist).</p>			

Environmental Topic and Impact	Mitigation Measures	Monitoring/Reporting Responsibility and Action(s)	Mitigation Timing	Monitoring Schedule
Biological Resources (continued)				
Impact BIO-1 (continued)	<p>Mitigation Measure BIO-1c</p> <p>A qualified biologist shall conduct a roosting bat habitat evaluation prior to the demolition of any buildings. The evaluation shall determine if any buildings proposed for demolition and trees proposed for removal provide potential bat roosting habitat. If it is determined that there is no potential roosting habitat, no further action would be required. If suitable roost structures are identified, then surveys may be conducted to determine if roosting bats are present. If it is determined that roosting bats are present, then a site-specific bat protection plan shall be developed by the qualified biologist to prevent disturbance of an active maternity or hibernation roost; the plan may include the use of passive bat exclusion devices, adjusting project timing to when the roost is not active, or other protective measures. It should be noted that there are two acceptable seasonal time windows for human exclusion:</p> <ul style="list-style-type: none"> • Between about March 1, when bats become active again after heavy winter rains and when evening temperatures are above 45 degrees Fahrenheit, and April 15, when females start giving birth to pups. • Between August 31 and about October 15, or before heavy winter rains and when evening temperatures are above 45 degrees Fahrenheit. After that time, torpid bats are unable to fly out through the one-way exits. <p>Additionally, conducting bat surveys during the hibernation period (generally October 16 to February 28) may not provide conclusive results as bats are inactive and may be difficult or impossible to detect. Therefore, the timing of these seasonal time windows must be taken into consideration in planning and conducting the bat habitat evaluation/surveys.</p>			

Environmental Topic and Impact	Mitigation Measures	Monitoring/Reporting Responsibility and Action(s)	Mitigation Timing	Monitoring Schedule
Biological Resources (continued)				
<p>Impact BIO-3</p> <p>The proposed project would not conflict with applicable policies protecting biological resources.</p>	<p>Mitigation Measure BIO-3</p> <p>During the design and construction phases, the proposed project will adhere to the following recommendations:</p> <p>Design</p> <ul style="list-style-type: none"> • Verify the location and tag of the three trees to be preserved. Include trunk locations and tag numbers on all plans. • Provide for the Consulting Arborist to review all future project submittals including grading, utility, drainage, irrigation, and landscape plans. • Establish a Tree Protection Zone around each tree to be preserved. For design purposes, the Tree Protection Zone shall be 1 inch behind the edge of excavation. No grading, excavation, construction, or storage of materials shall occur within that zone. • Install protection around trees to be preserved. Fencing shall be 6-inch chain link with posts sunk into the ground. No entry will be permitted into a tree protection zone without permission of the project superintendent. • Route underground services, including utilities, sub-drains, water, or sewer, around the Tree Protection Zone. Where encroachment cannot be avoided, special construction techniques such as hand digging or tunneling under roots shall be employed where necessary to minimize root injury. • Use only herbicides safe for use around trees and labeled for that use, even below pavement. • Design irrigation systems so that no trenching will occur within the Tree Protection Zone. 	<p>City of Santa Clara Planning and Inspection Department.</p> <p>Shall oversee tree protection.</p>	<p>Project design and review process.</p>	<p>Document in project file at project approval.</p>

Environmental Topic and Impact	Mitigation Measures	Monitoring/Reporting Responsibility and Action(s)	Mitigation Timing	Monitoring Schedule
Biological Resources (continued)				
Impact BIO-3 (continued)	<p>Mitigation Measure BIO-3 (continued)</p> <p>Pre-Construction and Demolition</p> <ul style="list-style-type: none"> • The demolition contractor shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection. • Temporary irrigation will be required during the demolition and construction phases. • Trees to be retained may require pruning to provide clearance and/or correct defects in structure. All pruning is to be performed by an ISA Certified Arborist or Certified Tree Worker and shall adhere to the latest editions of the ANSI Z133 and A300 standards as well as the ISA Best Management Practices for Tree Pruning. Pruning contractor shall have the C25/D61 license specification. <p>Tree Protection during Construction</p> <ul style="list-style-type: none"> • Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas, and tree protection measures. • Any grading, construction, demolition, or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist. • If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied. • Tree protection fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the project superintendent. 			

Environmental Topic and Impact	Mitigation Measures	Monitoring/Reporting Responsibility and Action(s)	Mitigation Timing	Monitoring Schedule
Biological Resources (continued)				
<p>Impact BIO-3 (continued)</p>	<p>Mitigation Measure BIO-3 (continued)</p> <ul style="list-style-type: none"> • Construction trailers, traffic and storage areas must remain outside fenced areas at all times. • No materials, equipment, spoil, waste or wash-out water may be deposited, stored, or parked within the TREE PROTECTION ZONE (fenced area). • Any additional tree pruning needed for clearance during construction must be performed by a qualified arborist and not by construction personnel. • All trees shall be irrigated on a schedule to be determined by the Consulting Arborist. Each irrigation shall wet the soil within the TREE PROTECTION ZONE to a depth of 30 inches. • Any roots damaged during grading or construction shall be exposed to sound tissues and cut cleanly. 			
Cultural Resources				
<p>Impact CUL-2</p> <p>The proposed project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5.</p>	<p>Mitigation Measure CUL-2</p> <p>The project applicant shall retain an archaeologist on an “on-call” basis to identify, evaluate, and recommend treatment of any significant unexpected archaeological discoveries during redevelopment. In addition, the “on call” archaeologist shall conduct a pre-construction briefing of the construction team regarding the potential to expose significant subsurface resources and the procedures to be implemented in the event of an unexpected discovery. Furthermore, the project applicant shall retain an archaeologist to conduct a short “toolbox” briefing of the excavation crew(s) prior to the start of excavation to sensitize them to the potential for subsurface archaeological resources and the protocols to be followed to protect the discovery.</p>	<p>City of Santa Clara Planning and Inspection Department.</p> <p>Shall oversee retention of archaeologist.</p>	<p>During construction.</p>	<p>Document in project file at project approval.</p>

Environmental Topic and Impact	Mitigation Measures	Monitoring/Reporting Responsibility and Action(s)	Mitigation Timing	Monitoring Schedule
Hazards and Hazardous Materials				
Impact HAZ-2	Mitigation Measure HAZ-2a			
<p>The proposed project could 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>	<p>Construction at the subject property shall be conducted under a project-specific Soil Management Plan (SMP) with the objective of protecting construction workers, the general public, the environment, and future site occupants from potential unknown contamination that may be present in the subsurface. The SMP shall identify (1) worker health and safety plan covering all workers potentially exposed to hazardous materials in accordance with state and federal worker safety regulations; (2) requirements to periodically monitor groundwater between the project site southwestern boundary and the dewatering wells to assess potential migration of petroleum hydrocarbons from the Shell gas station and to reduce concentrations below applicable, environmentally protective permit conditions (e.g., through treatment or off-site disposal) in the event that dewatering water exceeds these concentrations; (3) procedures for evaluating and discharging dewatering water; (4) provisions to visually inspect soil underlying existing buildings for potential unknown contamination; and (5) management options if contaminated soil is encountered during demolition or excavation. Contaminated soil management options may include appropriate off-site disposal of such soil since the soil is likely to be excavated as part of the mass excavation for the parking garage, or notification of and oversight by an applicable regulatory agency if on-site encapsulation of the contaminated soil is appropriate.</p>	<p>City of Santa Clara Planning and Inspection Department. Shall review the Soil Management Plan and dewatering permit.</p>	<p>Prior to construction.</p>	<p>Document prior to construction.</p>
	<p>Mitigation Measure HAZ-2b</p> <p>The project applicant will obtain the appropriate dewatering permit from the San Francisco Regional Water Quality Control Board prior to the discharge of any groundwater to surface waters. The dewatering permit will contain requirements for the discharge of dewatering water, including testing, treatment, monitoring, and reporting to ensure that the discharge meets the appropriate water quality objectives for the receiving waters.</p>			

Environmental Topic and Impact	Mitigation Measures	Monitoring/Reporting Responsibility and Action(s)	Mitigation Timing	Monitoring Schedule
Hazards and Hazardous Materials (continued)				
<p>Impact HAZ-2</p>	<p>Mitigation Measure HAZ-2c</p> <p>For the southwestern portion of the project site, utility trenches will include low-permeability cut-off walls at the perimeter of at-grade buildings to limit the potential for migration of VOCs in groundwater or soil vapor along the backfill.</p>	<p>Oversee construction of cut-off walls.</p>	<p>During construction.</p>	<p>Document during construction.</p>
Hydrology and Water Quality				
<p>Impact HYDRO-1</p> <p>The proposed project could result in the discharge of storm water that violates water quality standards.</p>	<p>Mitigation Measure HYDRO-1</p> <p>Implement Mitigation Measures HAZ-2a and HAZ-2b.</p>	<p>See monitoring and reporting for Mitigation Measure HAZ-2a and HAZ-2b.</p>		
Noise				
<p>Impact NOISE-1</p> <p>Future residents of the project site would be exposed to exterior noise levels greater than those considered “compatible” per the City of Santa Clara General Plan and the State Building Code.</p>	<p>Mitigation Measure NOISE-1a</p> <p>A project-specific acoustical analysis shall be prepared by a qualified acoustical consultant as the design is refined to determine specific improvements (e.g., STC ratings, exterior wall construction, treatment of façade openings) to reduce interior noise levels to meet the City of Santa Clara General Plan and the state Building Code requirement of an Ldn of 45 dB(A) or less, as required by the City and the state Building Code. The results of the analysis and recommended ratings for windows and doors shall be submitted to the City Building Official for approval and approved prior to issuance of building permits. The approved windows and doors, and forced air mechanical ventilation shall be incorporated where windows must remain closed in order to achieve the interior noise criteria.</p>	<p>City of Santa Clara Planning and Inspection Department.</p> <p>Shall review acoustical analysis and project design features.</p>	<p>Prior to final project design and during construction.</p>	<p>Document during and after project construction.</p>

Environmental Topic and Impact	Mitigation Measures	Monitoring/Reporting Responsibility and Action(s)	Mitigation Timing	Monitoring Schedule
Noise (continued)				
Impact NOISE-1 (continued)	<p>Mitigation Measure NOISE-1b</p> <p>A project-specific acoustical analysis shall be prepared by a qualified acoustical consultant as the design is refined to determine the minimum Sound Transmission Class (STC) ratings for exterior windows and doors that would be required to reduce interior noise levels to an Ldn of 50 dB(A) or less as required by the City for commercial uses. The results of the analysis and recommended ratings for windows and doors shall be submitted to the City Building Official for approval and approved prior to issuance of building permits. The approved windows and doors shall be incorporated into the project design in order to achieve the interior noise standard.</p> <p>Mitigation Measure NOISE-1c</p> <p>A project-specific acoustical analysis shall be conducted by a qualified acoustical consultant to design glass screen walls for outdoor seating areas facing Monroe Street that attenuate the noise levels to below 68 dB(A) Ldn.</p>			
<p>Impact NOISE-3</p> <p>Noise from heating, ventilating, and air conditioning equipment for the proposed buildings may exceed the 55 dB(A) Leq daytime and 50 dB(A) Leq nighttime noise standard at existing neighboring residential properties.</p>	<p>Mitigation Measure NOISE-3</p> <p>Mechanical equipment shall be selected and designed to reduce impacts on surrounding uses to meet the City's Noise Ordinance requirements. A qualified acoustical consultant shall be retained to review mechanical noise, as these systems are developed to determine specific noise reduction measures necessary to reduce noise to comply with the City's Noise Ordinance.</p>	<p>City of Santa Clara Planning and Inspection Department.</p> <p>Shall review project design features and oversee retention of acoustical consultant.</p>	<p>Prior to final project design and during construction.</p>	<p>Document in project file at project approval and during project construction.</p>

Environmental Topic and Impact	Mitigation Measures	Monitoring/Reporting Responsibility and Action(s)	Mitigation Timing	Monitoring Schedule
Noise (continued)				
<p>Impact NOISE-5</p> <p>Noise generated by construction activities on the project site would substantially increase noise levels at residential and other noise sensitive land uses in the vicinity of the project site.</p>	<p>Mitigation Measure NOISE-5</p> <p>Construction-related activities shall be conducted in accordance with the following:</p> <ul style="list-style-type: none"> • Pursuant to the Santa Clara City Code, construction activities within 300 feet of any residence shall be limited to the hours of 7:00 AM to 6:00 PM, Monday through Friday and 9:00 AM to 6:00 PM on Saturday. No construction shall occur on Sundays and holidays. • During construction, mufflers shall be provided for all heavy construction equipment and all stationary noise sources in accordance with the manufacturers' recommendations. • Unnecessary idling of internal combustion engines shall be limited. • Stationary noise sources and staging areas shall be located as far as is feasible from existing residences and the school, or contractors shall be required to provide additional noise-reducing engine enclosures (with the goal of achieving approximately 10 dB(A) of reduction compared to uncontrolled engines). Locating stationary noise sources near existing roadways away from adjacent properties is recommended (i.e., at the southwest corner of the project site). • Air compressors and pneumatic equipment shall be equipped with mufflers, and impact tools shall be equipped with shrouds or shields. • If for construction purposes, locating stationary construction equipment near existing residential uses is required, an 8 feet tall sound-rated fence should be erected between the equipment and the sensitive receptors. The fence should be located as close to the equipment as is feasible. 	<p>City of Santa Clara Planning and Inspection Department.</p> <p>Shall monitor compliance of construction noise levels and truck routes.</p>	<p>During construction.</p>	<p>Confirm and document during construction.</p>

Environmental Topic and Impact	Mitigation Measures	Monitoring/Reporting Responsibility and Action(s)	Mitigation Timing	Monitoring Schedule
Noise (continued)				
Impact NOISE-5 (continued)	<p>Mitigation Measure NOISE-5 (continued)</p> <ul style="list-style-type: none"> Construction vehicle access routes shall be designed to minimize the impact on existing residences and the school. The vehicle access route should be along Lawrence Expressway, entering the site on Monroe Street or French Street. A “construction liaison” shall be designated to ensure coordination between construction staff and neighbors to minimize disruptions due to construction noise. Occupants and property owners of residences within 400 feet of construction activity shall be notified in writing of the construction schedule and the contact information for the construction liaison. A qualified acoustical engineer shall be retained as needed to address neighbor complaints as they occur. If complaints occur, noise measurements could be conducted to determine if construction noise levels at adjacent property lines are within the standards. Short-term or long-term construction noise monitoring could also be utilized to diagnose complaints and determine if additional mitigation is required for certain phases of construction. 			
<p>Impact NOISE-6</p> <p>The construction of the proposed project would temporarily expose persons to excessive groundborne vibration.</p>	<p>Mitigation Measure NOISE-6a</p> <p>The proposed project shall monitor any structures that are less than 50 feet from the project site boundary where high-vibration generating equipment will be used. In the event that any property damage is observed, the project will repair that damage.</p> <p>Mitigation Measure NOISE-6b</p> <p>The proposed project shall notify adjacent land uses of scheduled construction activities and shall limit construction activities with the highest potential to produce perceptible vibration to the least sensitive times of the day (e.g., midday).</p>	<p>City of Santa Clara Planning and Inspection Department.</p> <p>Shall monitor compliance of construction vibration reduction tactics and notification of adjacent land uses.</p>	<p>During construction.</p>	<p>Confirm and document during construction.</p>

Environmental Topic and Impact	Mitigation Measures	Monitoring/Reporting Responsibility and Action(s)	Mitigation Timing	Monitoring Schedule
Public Services				
<p>Impact PUB-5</p> <p>Development of the proposed project would increase the use of existing neighborhood parks or other recreational facilities such that substantial physical deterioration of the facilities could occur or be accelerated. In addition, the demand created by the proposed project could require the construction of new or physically altered parks and recreation facilities.</p>	<p>Mitigation Measure PUB-5</p> <p>To the extent that the applicant is not able to fully satisfy the park requirement using on-site credits, the project applicant shall pay park in-lieu fees to satisfy the City’s parkland dedication requirement.</p>	<p>City of Santa Clara Planning and Inspection Department. Shall document receipt of park in-lieu fees.</p>	<p>Prior to issuance of building permits.</p>	<p>Considered complete upon payment of fees.</p>
Transportation and Traffic				
<p>Impact TRANS-1</p> <p>Development of the proposed project would conflict with applicable policies establishing measures of effectiveness for the performance of the local roadway system and with an applicable Congestion Management Plan under Adjusted Baseline Conditions.</p>	<p>Mitigation Measure TRANS-1a</p> <p>The proposed project shall modify the traffic signal at the intersection of Lawrence Expressway and Reed Avenue/Monroe Street to provide an overlap phase for the westbound right-turn movement. The signal equipment at this intersection shall be modified to provide a green arrow for right-turn traffic during the overlap phase.</p> <p>Mitigation Measure TRANS-1b</p> <p>The proposed project will make a fair-share contribution to the City of Santa Clara for payment to Santa Clara County for construction of an interchange to replace the at-grade intersection at the intersection of Lawrence Expressway and Reed Avenue/Monroe Street.</p>	<p>City of Santa Clara Public Works Department Shall oversee traffic signal modifications.</p> <p>Shall oversee payment of fair share contribution.</p>	<p>Prior to issuance of building permits.</p> <p>During construction.</p>	<p>Confirm modification during construction.</p> <p>Considered complete upon payment of fees.</p>
<p>Impact TRANS-2</p> <p>Development of the proposed project would conflict with applicable policies establishing measures of effectiveness for the performance of the local roadway system and with an applicable Congestion Management Plan under Background Conditions.</p>	<p>Mitigation Measure TRANS-2a</p> <p>As a condition of project approval, the proposed project shall make a fair share contribution to the City of Santa Clara for payment to Santa Clara County for the necessary improvements at the intersection of Lawrence Expressway and Arques Avenue.</p> <p>Mitigation Measure TRANS-2b</p> <p>Implement Mitigation Measures TRANS-1a and 1b at the intersection of Lawrence Expressway and Reed Avenue/Monroe Street.</p>	<p>City of Santa Clara Public Works Department Shall oversee payment of fair share contribution.</p> <p>See monitoring and reporting for Mitigation Measure TRANS-1a and TRANS-1b.</p>	<p>During construction.</p>	<p>Considered complete upon payment of fees.</p>

Environmental Topic and Impact	Mitigation Measures	Monitoring/Reporting Responsibility and Action(s)	Mitigation Timing	Monitoring Schedule
Transportation and Traffic (continued)				
<p>Cumulative Impact TRANS-1 Development of the proposed project would conflict with applicable policies establishing measures of effectiveness for the performance of the local roadway system and with an applicable Congestion Management Plan under Cumulative Conditions.</p>	<p>Mitigation Measure Cumulative TRANS-1a Implement Mitigation Measures TRANS-1a and 1b for the impact at Lawrence Expressway and Reed/Monroe Street intersection.</p> <p>Mitigation Measure Cumulative TRANS-1b Implement Mitigation Measure TRANS-2a for the impact at Lawrence Expressway and Arques Avenue intersection.</p>	<p>See monitoring and reporting for Mitigation Measure-TRANS-1a, TRANS-1b, and TRANS-2a.</p>		