

DRAFT
MITIGATION MONITORING AND REPORTING PROGRAM

3155 El Camino Real Residential Development Project

CITY OF SANTA CLARA

April 19, 2022

P R E F A C E

Section 21081 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring or Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring or reporting program is to ensure compliance with the mitigation measures during project implementation.

On _____, the Planning Commission approved the Initial Study/Mitigated Negative Declaration for the 3155 El Camino Real Residential Development Project. The Initial Study/Mitigated Negative Declaration concluded that the implementation of the project could result in significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This Mitigation Monitoring or Reporting Program addresses those measures in terms of how and when they will be implemented.

This document does *not* discuss those subjects for which the Initial Study/Mitigated Negative Declaration concluded that mitigation measures would not be required to reduce significant impacts.

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
Air Quality				
IMPACT AIR-1: The proposed project would generate fugitive dust in the form of PM10 and PM2.5 which would expose sensitive receptors to substantial pollutant concentrations.	MM BIO-1: During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less than significant level. Additional measures are identified to reduce construction equipment exhaust emissions. The contractor shall implement the following best management practices that are required of all projects: • 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 miles per hour (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.	During any construction period ground disturbance.	Project applicant	Director of Community Development

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	• 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. • 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 project construction superintendent 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.			
IMPACT AIR-2: The construction of the proposed project would result in nearby sensitive receptors being exposed to TAC emissions in excess of BAAQMD threshold	MM AIR-2.1: Prior to the issuance of any demolition, grading, or building permits (whichever occurs earliest), the project applicant shall submit construction operations plan to the Director of Community Development or the Director's designee that includes specifications of the equipment to be used during construction. The plan shall be accompanied by a letter signed by an air quality specialist, verifying that the equipment included in the plan meets the standards set forth in MM AIR-2.2.	Prior to the issuance of any demolition, grading, or building permits (whichever occurs earliest)	Project applicant	Director of Community Development or the Director's designee

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
for cancer risk and annual PM2.5.	MM AIR-2.2: Use construction equipment that has low diesel particulate matter exhaust to minimize emissions. A feasible plan to reduce emissions such that increased cancer risk and annual PM2.5 concentrations from construction would be reduced below significance levels is as follows: • All construction equipment larger than 50 horsepower used at the site for more than two continuous days or 20 hours total shall meet EPA Tier 4 emission standards for particulate matter (PM10 and PM2.5). Alternatives to this include the following: ○ Use of construction equipment with engines that meet EPA Tier 2 or 3 emission standards with CARB-certified Level 3 Diesel Particulate Filters (DPF) or equivalent, otherwise, ○ Use of electrical or non-diesel fueled equipment. Alternatively, the applicant could develop a separate feasible plan that reduces on- and near-site construction DPM emissions by 40 percent or greater. Such a plan would have to be reviewed and approved by the City.			

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
Biological Resources				
Impact BIO-1.1: Construction activities could disrupt nesting raptors, or other birds, resulting in abandonment of nests and loss of fertile eggs.	MM BIO-1.1: Construction shall be scheduled to avoid the nesting season to the extent feasible. The nesting season for most birds, including most raptors, in the San Francisco Bay Area extends from February 1st through August 31st. If it is not possible to schedule construction and tree removal between September 1 and January 31, then pre-construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests are disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of grading, tree removal, or other construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). During this survey, the ornithologist shall inspect trees and other possible nesting habitats within and immediately adjacent to the construction area for nests. If an active nest is found sufficiently close to work areas to be disturbed by construction, the qualified ornithologist, shall determine the extent of a construction-free buffer zone to be established around the nest to ensure that raptor or migratory bird nests would not be disturbed during project construction.	During construction activities.	Project applicant	Director of Community Development

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
Cultural Resources				
Impact CUL-1: Construction activities would potentially uncover and disturb archeological resources on-site.	MM CUL-1.1: Archaeological monitoring by a qualified prehistoric archaeologist shall be completed during soil excavation on-site. MM CUL-1.2: In the event that prehistoric or historic resources are encountered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped, the Community Development Director will be notified, and a qualified archeologist shall examine the find and provide recommendations for further treatment, if warranted. Construction and potential impacts to the area(s) within a radius determined by the archaeologist shall not recommence until the assessment is complete.	During excavation and grading, at the time a discovery is made	Project applicant	Director of Community Development
Impact CUL-2: Construction activities would potentially uncover and disturb human remain resources on-site.	MM CUL-2.1: In the event that human remains are discovered during excavation, trenching and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) immediately. Once NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be	During excavation and grading, if human remains are discovered	Project Applicant	Santa Clara County Coroner, Native American Heritage Commission

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.			
Geology and Soils				
Impact GEO-1: The project site is located within a mapped liquefaction hazard zone and has soils with high shrink swell potential. Buildings constructed on-site could experience settlement in the event of strong ground shaking as a result of an earthquake or other geologic events	GEO-1.1: To avoid or minimize potential damage from seismic shaking and other geologic events, and consistent with General Plan Policy 5.10.5-P6, the project would be built using standard engineering and seismic safety design techniques. Building, redevelopment, design, and construction at the site shall be completed in conformance with the recommendations of a design-level geotechnical investigation, which will be included in a geotechnical report to the City. The report shall be reviewed and approved by the City of Santa Clara's Building Division as part of the building permit review and issuance process. The building shall meet the requirements of applicable Building and Fire Codes, including the 2019 California Building Code, as adopted or updated by the City. The project shall be designed to withstand potential geologic hazards identified on the site, including liquefaction and shrink swell capacity of soils, and the project shall be designed to reduce the risk to life or property to the extent feasible and in compliance with the Building Code.	Building permit review and issuance, and construction.	Project applicant	City of Santa Clara's Building Division
Hazards and Hazardous Materials				
Impact HAZ-1: Construction of the proposed project could expose construction	MM HAZ-1.1: The project applicant shall be required to develop a Soil and Groundwater Management Plan and submit it to the City of Santa Clara and the Santa Clara County Department of Environment Health (SCCDEH) prior to	Prior to issuance of any demolition or grading permits	Project applicant and contractors	Director of Community Development and SCCDEH

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
workers to soil contaminants, soil vapor, and contaminated groundwater on the project site.	issuance of any demolition or grading permits (whichever occurs first) for review and approval. The project applicant must then provide the approved Soil and Groundwater Management Plan to the General Contractor and each of its subcontractors for incorporation into their Health and Safety Plans (HSP). MM HAZ-1.2: All contractors must prepare a site-specific Health and Safety Plans (HSP) to establish health and safety protocols for their personnel working at the project site. The HSPs will be reviewed and approved by the City of Santa Clara and the SCCDEH prior to issuance of demolition or grading permits (whichever occurs first) and will be modified accordingly if previously unknown impacted materials are encountered during construction. These modifications must meet federal and State of California (OSHA) standards for hazardous waste operations (29 CFR 1910.120 and 8 CCR 5192). Earthwork activities in contaminated materials will be performed by licensed contractors with personnel trained in hazardous waste operations (40-hour OSHA training). All contractors will be responsible for following the protocols presented in their HSP. The contractor will also prepare an injury and illness prevention plan. The contractor's HSP will contain provisions for limiting chemical exposure to construction workers, chemical and on-chemical hazards, emergency procedures, and standard safety protocols.	(whichever occurs first) Prior to issuance of any demolition or grading permits (whichever occurs first)	Project applicant and contractors	Director of Community Development and SCCDEH

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	and implemented by the Contractor to reduce the potential for construction equipment and vehicles to release contaminated soil onto public roadways or other off-site transfer. At a minimum, gravel will be placed at all project site access points by the Contractor and excess soil will be removed from construction equipment using dry methods (e.g., brushing or scraping) prior to moving the equipment to off-site locations. All truck tires shall be cleaned prior to leaving the project site. Decontamination rinse will be captured and stored in Department of Transportation (DOT) approved containers for subsequent testing and off-site disposal. MM HAZ-1.5: Excavated soil suspected to be impacted will require additional stockpiling measures. The stockpile area will be clean and free of debris prior to the placement of the bottom liner. The liners will consist of heavy-duty plastic (minimum of 30-mil) as the bottom and top liners. All stockpiles will include berms for containment of any water that drains from the soil. Stockpiles will be inspected at least twice daily and repaired as needed. At the end of each shift or when the stockpile is not in use for two hours or longer, the pile(s) will be securely covered with the heavy-duty plastic liner. All stockpiles will be handled as to prevent or reduce potential dust generation. Additional water spray will be utilized for dust suppression and foam or surfactant will be utilized for stabilization of stockpiles, if necessary.	soil is encountered. In the event that contaminated soil is encountered.	Contractor	Director of Community Development Director of Community Development

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	MM HAZ-1.6: In addition to the measures above, following demolition activities a qualified Environmental Professional will collect soil samples around former borings EB-2, EB-3, EB-4, and EB-5 to evaluate the lateral extent of soil exceeding residential screening levels. These samples will comply with the specifications identified in the Soil and Ground Water Management Plan prepared for the proposed project. MM-HAZ-1.7: If over excavation of some or all of the former tank backfill is required for geotechnical purposes, the designated Environmental Professional shall observe excavation activities and perform sampling of laboratory analyses. The contractor will delineate the former tank pit boundaries and will perform the necessary excavation. The Environmental Professional will document the approximate size of the former tank pit excavation as well as visibly apparent indicators of contamination on the excavation sidewall or base. An organic vapor meter will be used to monitor hydrocarbon vapors in the excavation. Soil observed to be potentially impacted should be placed on top of and covered by plastic sheeting and will be separately stockpiled from presumed “clean” soil. The Environmental Professional will process	In the event that contaminated soil is encountered. If over excavation of some or all of the former tank backfill is required.	Qualified Environmental Professional Designated Environmental Professional	SCCDEH SCCDEH

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	samples as described in the Soil and Groundwater Management Plan. MM-HAZ-1.8: During construction activities, if unanticipated contamination (e.g., if soil discoloration, odors, and/or elevated organic vapor meter readings are noted), buried structures (e.g., sumps or tanks), or hazardous debris are encountered that may pose a risk to human health or the environment, earthwork in the suspect area will be immediately stopped and worker access to the suspect area will be restricted. The area will be cordoned off using delineators and caution tape, or similar materials by the Contractor. Subsequently, the Environmental Professional and project applicant will be notified. The quality of soil suspected to be contaminated will be evaluated through analytical testing by the Environmental Professional so that appropriate handling and disposal alternatives can be determined. MM-HAZ-1.9: During impacted soil loading activities, the contractor will place heavy plastic sheeting beneath the trucks to collect any spilled soil. To avoid spreading of the contamination, after each truck is loaded and prior to moving off the plastic sheeting, the top rails, fences, tires, and all other surfaces with visible dust or soil spilled during loading will be removed by dry brushing methods at the point of loading. The collected soil on the plastic will be periodically removed to avoid the spreading of impacted soil on the truck tires.	During construction activities, if unanticipated contamination or hazardous debris are encountered that may pose a risk During impacted soil loading activities	Contractor Contractor	The Environmental Professional The Environmental Professional

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	MM-HAZ-1.10: The Environmental Professional will be present on-site during the removal of impacted soil and will be responsible for observing soil conditions and Contractor's activities. As part of this process, daily field reports documenting Site activities will be completed and made available for inspection by authorized oversight personnel for the duration of the project. The Environmental Professional will complete daily field reports for each day that they are on-site. Entries will be complete and accurate enough to permit reconstruction of the Environmental Professional's field activities. Each page will be dated, and the time of entry noted. The following information will be included for each sample: • Sample identification number • Sample location and description • Site sketch showing sample location and measured distances • Sampler's name(s) • Date and time of sample collection • Designation of sample as composite or grab • Type of sample (i.e., matrix) • Type of preservation	During the removal of impacted soil	The Environmental Professional	SCCDEH

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	• Type of sampling equipment used • Field observations and details important to analysis or integrity of samples (e.g., heavy rains, odors, colors, etc.) • Instrument readings (e.g., photoionization detector [PID], etc.) • Chain-of-custody form numbers and chain-of-custody seal numbers • Transport arrangements (courier delivery, lab pickup, etc.) MM-HAZ-1.11: The following General Procedures will be carried out for construction on the project site: • Trenches/excavations that extend below the concrete section shall be screened daily with an organic vapor meter or similar meter. Total volatile organic compounds at a sustainable concentration of five ppmv above background shall require personnel to stop work and leave area. If concentrations do not recede, the trench/excavation shall be barricaded and the Environmental Consultant contacted. • Open trenches/excavations shall be inspected daily for readily observable indications of possible cave-ins, hazardous atmosphere or other hazardous conditions. • If readily observable conditions are noted that could result in cave-in, hazardous atmosphere or other hazardous condition, exposed workers shall be removed	During Construction	Contractor and applicant	Director of Community Development

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	from the area until the necessary precautions have been taken to address the concern. • Trenches/excavations shall be protected with adequate barriers or physical protection. • Stockpiles of soil shall not be stored within 2 feet of a trench/excavation. • Where oxygen deficiency (atmospheres containing less than 19.5 percent oxygen) or a hazardous atmosphere exists or could reasonably be expected to exist, the atmosphere shall be tested before workers enter the work area. • Adequate precautions shall be taken to prevent exposures to atmospheres containing less than 19.5 percent oxygen and or hazardous atmospheres, including proper respiratory protection or ventilation. • Workers shall not work in excavations/trenches in which there is accumulated water or in trenches/excavations in which water is accumulating, unless adequate precautions have been taken against the hazards posed by the accumulation. These measures can include PPE, shoring or water removal. • Workers shall wash hands thoroughly after handling project site soil or groundwater even if they were wearing protective gloves. MM-HAZ-1.12: If utility trenches extend into groundwater, measures will be implemented to reduce the potential for vapor			

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	and groundwater migration through trench backfill and utility conduits. Such measures shall include placement of low-permeability backfill “plugs” at selected intervals on-site and at all locations where the utility trenches extend off-site. In addition, utility conduits that are placed below groundwater will be installed with water-tight fittings to reduce the potential for groundwater to migrate into the conduits. The Civil Engineer should survey and record all ‘plug’ placement locations. MM-HAZ-1.13: If excavation dewatering is required, pumped water will be transferred from the excavations into holding tanks and then either pumped to the sanitary sewer under a Publicly Owned Treatment Works permit, treated and discharged to the storm drain system pursuant to a California Regional Water Quality Control Board – San Francisco Bay Region (Water Board) National Pollutant Discharge Elimination System (NPDES) permit, and/or loaded into tanker trucks for off-site disposal. If on-site reuse for dust control is desired, water samples must be collected from the holding tank and analyzed for volatile organic compounds and TPHg (EPA Test Method 8260B) and TPHd (EPA Test Method 8015M). If the detected analytes do not exceed groundwater ESLs, the water in the holding tanks can be reused on-Site for dust control.	During excavation if utility trenching expands into groundwater. During excavation if dewatering is required	Applicant and Contractor Applicant and contractor	Civil Engineer California Regional Water Quality Control Board
Impact HAZ-2: The proposed project would	MM-HAZ-2.1: Based on the detection of Perchloroethylene (PCE) and benzene exceeding residential environmental	Prior to the start of construction	Applicant and contractor	SCCDEH

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
expose future residents to vapor intrusion on-site.	screening levels (ESLs), vapor intrusion mitigation (VIM) measures will be implemented for the future development. A VIM system design and construction quality assurance plan will be submitted to Santa Clara County Department of Environmental Health (SCCDEH) for review and approval prior to start of construction. The VIM design document will describe pre-occupancy sub-membrane sampling. Although concentrations of PCE and benzene detected do not significantly exceed Tier 1 ESLs, the VIM system will be designed to avoid any post-occupancy sampling or monitoring requirement. Such a system could include two membranes (one on sub-grade and one sub-slab), a minimum eight inches of gas-permeable gravel beneath the concrete slab/membrane, and passive sub-slab ventilation.			

In addition to mitigation measures listed above, there are also other conditions of approval the project shall implement, including the following:

CONDITIONS OF APPROVAL 3155 El Camino Real Residential Development Project	
Long-term increased cancer risk and annual PM2.5 exposure for new project occupants: Best Management Practices	
• Install air filtration in residential units on the ground floor that are within 90 feet of the closest El Camino Real travel lanes (Buildings 1 and 2). Air filtration devices shall be rated MERV13 or higher. To ensure adequate health protection to sensitive receptors (i.e., residents), this ventilation system, whether mechanical or passive, shall filter all fresh air that would be circulated into the dwelling units. • The ventilation system shall be designed to keep the building at positive pressure when doors and windows are closed to reduce the intrusion of unfiltered outside air into the building. • 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 that includes regular filter replacement. • Ensure that the use agreement and other property documents: (1) require cleaning, maintenance, and monitoring of the affected buildings for air flow leaks, (2) include assurance that new owners or tenants are provided information on the ventilation system, and (3) include provisions that fees associated with owning or leasing a unit(s) in the building include funds for cleaning, maintenance, monitoring, and replacements of the filters, as needed.	
Soil Erosion: Best Management Practices	
• All excavation and grading work would be scheduled in dry weather months or construction sites would be weatherized to withstand or avoid erosion. • Stockpiles and excavated soils would be covered during construction with secured tarps or plastic sheeting. • Vegetation in disturbed areas would be replanted as quickly as possible after construction.	
Conditions for Lead and Asbestos Removal	
• In conformance with state and local laws, a visual inspection/pre-demolition survey, and possible sampling, shall be conducted prior to the demolition of on-site buildings to determine the presence of asbestos-containing materials and/or lead-based paint. • Prior to demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, California Code of Regulations 1532.1, including employee training, employee air monitoring, and dust	

CONDITIONS OF APPROVAL

3155 El Camino Real Residential Development Project

control. Any debris or soil containing lead-based paint or coatings would be disposed of at landfills that meet acceptance criteria for the waste being disposed.

- All potentially friable ACMs shall be removed in accordance with National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines prior to any building demolition or renovation that may disturb the materials. All demolition activities will be undertaken in accordance with Cal/OSHA standards contained in Title 8 of CCR, Section 1529, to protect workers from exposure to asbestos.
- A registered asbestos abatement contractor shall be retained to remove and dispose of ACMs identified in the asbestos survey performed for the site in accordance with the standards stated above.
- Materials containing more than one percent asbestos are also subject to BAAQMD regulations. Removal of materials containing more than one percent asbestos shall be completed in accordance with BAAQMD requirements.

Best Management Practices: Construction Water Quality Impacts

- Burlap bags filled with drain rock shall be installed around storm drains to route sediment and other debris away from the drains;
- Earthmoving or other dust-producing activities would be suspended during period of high winds;
- All exposed or disturbed soil surfaces would be watered at least twice daily to control dust as necessary;
- Stockpiles of soil or other materials that can be blown by the wind would be watered or covered;
- All trucks hauling soil, sand, and other loose materials shall be covered;
- All paved access roads, parking areas, staging areas and residential streets adjacent to the construction sites would be swept daily (with water sweepers); and
- Vegetation in disturbed areas would be replanted as quickly as possible.

Best Management Practices: Post-Construction Water Quality

- When the construction phase is complete, a Notice of Termination (NOT) for the General Permit for Construction will be filed with the RWQCB and the City of Santa Clara. The NOT shall document that all elements of the SWPPP have been executed, construction materials and waste have been properly disposed of, and a post-construction stormwater management plan is in place as described in the SWPPP for the project site.

CONDITIONS OF APPROVAL

3155 El Camino Real Residential Development Project

- All post-construction Treatment Control Measures (TCMs) shall be installed, operated, and maintained by qualified personnel. On-site inlets will be cleaned out at a minimum of once per year, prior to the wet season.
- The property owner/site manager shall keep a maintenance and inspection schedule and record to ensure the TCMs continue to operate effectively for the life of the project. Copies of the schedule and record must be provided to the City upon request and must be made available for inspection on-site at all times.

Construction Noise Control Plan Measures

- Construction activities shall be limited to hours between 7:00 a.m. and 6:00 p.m. on weekdays and 9:00 a.m. and 6:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays.
- Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment. Temporary noise barrier fences would provide a 5 dBA noise reduction if the noise barrier interrupts the line-of-sight between the noise source and receiver and if the barrier is constructed in a manner that eliminates any cracks or gaps.
- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- If geotechnical conditions allow, drilled piles should be used in place of impact or vibratory pile driving. Drilled piles would generate substantially less noise than impact-drive pile driving.
- Unnecessary idling of internal combustion engines should be strictly prohibited.
- Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors.
- Utilize "quiet" air compressors and other stationary noise sources where technology exists.
- Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- Control noise from construction workers' radios to a point where they are not audible at existing residential uses to the north of the project site.
- The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.

CONDITIONS OF APPROVAL 3155 El Camino Real Residential Development Project	
Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.	
Interior Noise Impact Conditions	
A qualified acoustical specialist shall prepare a detailed analysis of interior residential noise levels resulting from all exterior sources during the design phase pursuant to requirements set forth in the State Building Code. The study will review the final site plan, building elevations, and floor plans prior to construction and determine building treatments to reduce residential interior noise levels to 45 dBA DNL or lower. Treatments would include, but are not limited to, sound-rated windows and doors, sound-rated wall and window constructions, acoustical caulking, protected ventilation openings, etc. The specific determination of what noise insulation treatments are necessary shall be conducted on a unit-by-unit basis during final design of the project. Results of the analysis, including the description of the necessary noise control treatments, shall be submitted to the City, along with the building plans and approved design, prior to issuance of a building permit.	

Sources: City of Santa Clara. *Draft Initial Study for the 3155 El Camino Real Residential Development Project*. April 2022.