City of Santa Clara
Moonlite Lanes Townhomes Project

Mitigation, Monitoring, and Reporting Program

Prepared For:

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Mitigation, Monitoring, and Reporting Program

Environmental Factor	*Mitigation Measures*	*Level of Impact*	*Responsible Party*	*Timing*
Aesthetics	**Mitigation Measure AES-1:** The project developer shall install low-profile, low-intensity lighting directed downward to minimize light and glare.	Less than Significant with Mitigation	Project Applicant	Design, Construction
Aesthetics	**Mitigation Measure AES-2:** High-intensity outdoor lighting on individual homes and structures shall be prohibited.	Less than Significant with Mitigation	Project Applicant	Design, Construction
Aesthetics	**Mitigation Measure AES-3:** The project developer shall use shielded fixtures for street and walkway lighting to minimize glare produced by the lighting on the project site.	Less than Significant with Mitigation	Project Applicant	Design, Construction
Air Quality	**Mitigation Measure AQ-1:** During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust: ▪ 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. ▪ 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 and person to contact at	Less than Significant with Mitigation	Contractor	Construction

Environmental Factor	*Mitigation Measures*	*Level of Impact*	*Responsible Party*	*Timing*
	the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.			
Air Quality	**Mitigation Measure AQ-2:** The project shall develop a plan demonstrating that the off-road equipment used to on-site to construct the project would achieve a fleet-wide average of at least 51 percent reduction in diesel particulate matter (DPM) emissions. One feasible plan to achieve this reduction would include the following: ▪ All mobile diesel-powered off-road equipment larger than 50 horsepower and operating on the site for more than two days continuously shall meet, at a minimum, U.S. EPA particulate matter emissions standards for Tier 2 engines or equivalent. ▪ All diesel-powered portable equipment (i.e., aerial lifts, air compressors, and forklifts) operating on the site for more than two days shall meet U.S. EPA particulate matter emissions standards for Tier 4 engines or equivalent. ▪ Note that the construction contractors could use other measures to minimize construction period DPM emissions to reduce the estimated cancer risk below the thresholds. The use of equipment that includes CARB-certified Level 3 Diesel Particulate Filters or alternatively-fueled equipment (i.e., non-diesel) would meet this requirement. Other measures may be the use of added exhaust devices, or a combination of measures, provided that these measures are approved by the City and demonstrated to reduce community risk impacts to less than significant.	Less than Significant with Mitigation	Contractor	Construction
Biological Resources	**Mitigation Measure BIO-1:** Prior to building demolition, a qualified bat biologist shall conduct a focused habitat assessment. The habitat assessment shall be conducted enough in advance to ensure that the commencement of building demolition can be scheduled during seasonal periods of bat activity if required. If no signs of day roosting activity are observed, no further actions will be required. If bats or signs of day roosting by bats are observed, a qualified bat biologist will prepare specific recommendations for either partial dismantling to cause bats to abandon the roost, or humane eviction, both to be conducted during seasonal periods of bat activity if required.	Less than Significant with Mitigation	Project Applicant, Qualified Biologist	Pre-Construction, Construction
Biological Resources	**Mitigation Measure BIO-2:** If construction activities commence any time during the nesting/breeding season of native bird species potentially nesting near the site (typically February through August in the project region), a pre-construction survey	Less than Significant with Mitigation	Project Applicant, Qualified Biologist	Pre-Construction, Construction

Environmental Factor	*Mitigation Measures*	*Level of Impact*	*Responsible Party*	*Timing*
	for nesting birds would be conducted by a qualified biologist within two weeks of the commencement of construction activities. If active nests are found in areas that could be directly affected or are within 200 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 taking into account the following factors: ▪ 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; and ▪ Sensitivity of individual nesting species and behaviors of the nesting birds.			
Biological Resources	**Mitigation Measure BIO-3a:** The following measures shall be implemented during the plan check phase: ▪ All plans affecting trees shall be reviewed by the City Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading and utility plans, landscape and irrigation plans. ▪ A Tree Protection Zone shall be established around each tree to be preserved. No grading, excavation, construction, or storage of materials shall occur within that zone. The Tree Protection Zone for off-site trees #404-408 shall be established at the property line to the south and at the dripline in all other directions. ▪ Underground services including utilities, sub-drains, water, or sewer shall be routed 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. ▪ Tree Preservation Notes, prepared by the City Arborist, shall be included on all plans. ▪ Irrigation systems must be designed so that no trenching will occur within the Tree Protection Zone. ▪ Herbicides placed under paving materials must be safe for use around trees and labeled for that use.	Less than Significant with Mitigation	Project Applicant	Pre-Construction

Environmental Factor	*Mitigation Measures*	*Level of Impact*	*Responsible Party*	*Timing*
Biological Resources	**Mitigation Measure BIO-3b:** The following measures shall be implemented prior to construction: ▪ Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the City Arborist at the site to review all work procedures, access routes, storage areas, and tree protection measures. ▪ Fence trees to completely enclose the Tree Protection Zone prior to demolition, grubbing or grading. Fences shall be 6-foot chain link or equivalent as approved by the City. Fences are to remain until all grading and construction is completed. ▪ Where possible, cap and abandon all existing underground utilities within the Tree Protection Zone in place. Removal of utility boxes by hand is acceptable but no trenching shall be performed within the Tree Protection Zone in an effort to remove utilities, irrigation lines, etc. ▪ If structures and underground features have to be removed within the Tree Protection Zone, it shall be done by hand or using the smallest equipment, and operate from outside the Tree Protection Zone. The Consulting Arborist shall be onsite during all operations within the Tree Protection Zone to monitor demolition activity. ▪ Pruning of trees to be preserved may be required to clean the crown and to provide clearance. Any pruning of off-site trees should be performed with the property owner's permission. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300). ▪ Apply and maintain 4-6 inches of wood chip mulch within the Tree Protection Zone.	Less than Significant with Mitigation	Project Applicant, Contractor, Consulting Arborist	Pre-Construction, Construction
Biological Resources	**Mitigation Measure BIO-3c:** The following measures shall be implemented during construction: ▪ Any excavation within the dripline or other work that is expected to encounter tree roots should be approved and monitored by the Consulting Arborist. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw. The Consulting Arborist will identify where root pruning is required. ▪ Construction trailers, traffic and storage areas must remain outside fenced areas	Less than Significant with Mitigation	Project Applicant, Contractor, Consulting Arborist	Construction

Environmental Factor	*Mitigation Measures*	*Level of Impact*	*Responsible Party*	*Timing*
	at all times. ▪ Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the Tree Protection Zone by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, with a vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. The Consulting Arborist will identify where root pruning is required. ▪ All underground utilities, drain lines, or irrigation lines shall be routed outside the Tree Protection Zone. If lines must traverse through the protection area, they shall be tunneled or bored under the tree as directed 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. ▪ Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Consulting Arborist. ▪ No excess soil, chemicals, debris, equipment, or other materials shall be dumped or stored within the Tree Protection Zone.			
Cultural Resources	**Mitigation Measure CUL-1:** The following measures would be implemented during project construction: ▪ The project applicant shall note on any plans that require ground disturbing excavation that there is potential for exposing buried cultural resources, including prehistoric Native American burials. ▪ The project proponent shall retain a Professional Archaeologist to provide preconstruction briefing(s) to supervisory personnel of any excavation contractor to alert them to the possibility of exposing significant prehistoric archaeological resources within the project site. The briefing shall discuss any archaeological objects that could be exposed, the need to stop excavation at the discovery, and the procedures to follow regarding discovery protection and notification of the project proponent and archaeological team. An "Alert Sheet" shall be posted in conspicuous locations at the project site to alert personnel to the procedures and protocols to follow for the discovery of potentially significant prehistoric archaeological resources. ▪ The project applicant shall retain a Professional Archaeologist on an "on-call"	Less than Significant with Mitigation	Project Applicant	Construction

Environmental Factor	*Mitigation Measures*	*Level of Impact*	*Responsible Party*	*Timing*
	basis during ground disturbing construction to review, identify, and evaluate cultural resources that may be inadvertently exposed during construction. 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 Director of Community Development will be notified, and the archaeologist will examine to determine if they are historical resource(s) and/or unique archaeological resources. ▪ If the Professional Archaeologist determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource, he/she shall notify the project applicant, the City of Santa Clara Director of Community Development, and other appropriate parties of the evaluation and recommended mitigation measures in accordance with California Public Resources Code Section 15064.5. Mitigation measures may include avoidance, preservation in-place, recordation, additional archaeological testing, and data recovery, among other options. An Archaeological Monitoring Plan will be prepared by the Project Archaeologist if significant archaeological deposits are exposed during ground disturbing construction for implementation following review and approval by the Director of Community Development. ▪ A Monitoring Closure Report shall be submitted to the Director of Community Development at the conclusion of ground disturbing construction if archaeological and Native American monitoring of excavation was undertaken documenting any data recovery during monitoring.			
Cultural Resources	**Mitigation Measure CUL-2:** A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should the potential for loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to minimize the impact.	Less than Significant with Mitigation	Project Applicant, Contractor	Pre-Construction, Construction
Cultural Resources	**Mitigation Measure CUL-3:** If human resources are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find will be stopped. The treatment of human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activity within the project shall comply with applicable State laws. This shall include immediate notification of the Santa Clara County Medical Examiner and the City of Santa Clara. In the event of the coroner's determination that the human remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are	Less than Significant with Mitigation	Project Applicant, Contractor	Construction

Environmental Factor	*Mitigation Measures*	*Level of Impact*	*Responsible Party*	*Timing*
	determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) immediately. Once the NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines. The project sponsor, archaeological consultant, and Most Likely Descendant shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.5(d)). The California Public Resources Code allows 48 hours to reach agreement on these matters. If the Most Likely Descendant and other parties do not agree on the reburial method, the project will follow Public Resources Code Section 5097.98(b) which states that ". . . the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance."			
Geology and Soils	**Mitigation Measure GEO-1:** Project design and construction shall adhere to Title 15, Buildings, and Construction of the Santa Clara City Code, and comply with all design standards from the applicable California Building Code (in Title 24 of the California Code of Regulations).	Less than Significant with Mitigation	Project Applicant, Contractor	Pre-Construction, Construction
Geology and Soils	**Mitigation Measure GEO-2:** A complete site-specific geotechnical investigation report shall be completed. The report shall discuss and quantify the liquefaction and differential settlement potential for the site to a minimum depth of 50 feet and provide design recommendations for the project.	Less than Significant with Mitigation	Project Applicant	Pre-Construction
Geology and Soils	**Mitigation Measure GEO-3:** To reduce the potential for damage to the planned at-grade structures, slabs on-grade shall have sufficient reinforcement and be supported on a layer of non-expansive fill and footings should extend below the zone of seasonal moisture fluctuation. In addition, it is important to limit moisture changes in the surficial soils; positive drainage shall be used to direct drainage away from buildings and irrigation for landscaping should be limited.	Less than Significant with Mitigation	Project Applicant	Design, Pre-Construction
Hazards and Hazardous Materials	**Mitigation Measure HAZ-1:** The applicant, with prior City written approval, shall contract qualified experts to identify and remove ACBMs. These shall be removed from the site and properly disposed of prior to, and as a condition of, the City of Santa Clara issuing a permit for site demolition.	Less than Significant with Mitigation	Project Applicant	Pre-Construction
Hazards and Hazardous Materials	**Mitigation Measure HAZ-2:** The applicant, with prior City written approval, shall contract qualified experts to identify and remove lead-based material. These are to be removed from the site and properly disposed of prior to, and as a condition of, the City issuing a permit for site demolition.	Less than Significant with Mitigation	Project Applicant	Pre-Construction

Environmental Factor	*Mitigation Measures*	*Level of Impact*	*Responsible Party*	*Timing*
Noise	**Mitigation Measure NOI-1:** Mechanical equipment shall be designed to minimize noise impacts on surrounding uses, particularly residences located south and east of the site. This can be accomplished by locating noise-generating equipment on the northernmost portion of the buildings to maximize the distance from the existing single-family houses to the south and apartments to the east, or by providing acoustical shielding. If rooftop-mounted equipment is used, it shall be shielded from the adjacent residential land uses by rooftop screens or perimeter parapet walls, or fitted as necessary with noise control baffles, sound attenuators, or enclosures. An acoustical specialist shall review the mechanical equipment plans prior to construction to confirm that the design includes the controls necessary to meet City Code requirements at the residential property line.	Less than Significant with Mitigation	Project Applicant, Contractor	Construction
Noise	**Mitigation Measure NOI-2:** The following best management practices are assumed to be included in the project: ▪ Pursuant to the City Code, restrict noise-generating activities at the construction site or in areas adjacent to the construction site to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays. Construction shall be prohibited on Sundays and holidays. ▪ Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. ▪ Unnecessary idling of internal combustion engines should be strictly prohibited. ▪ Located stationary noise generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. Construct temporary noise barriers to screen stationary noise generating equipment when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 5 dBA. ▪ Utilize “quiet” air compressors and other stationary noise sources where technology exists. ▪ Route all construction traffic to and from the project site via designated truck routes where possible. Prohibit construction related heavy truck traffic in residential areas where feasible. ▪ Control noise from construction workers’ radios to a point where they are not audible at existing residences bordering the project site. ▪ The contractor shall prepare and submit to the City for approval a detailed construction plan identifying the schedule for major noise-generating construction activities.	Less than Significant with Mitigation	Project Applicant, Contractor	Construction

Environmental Factor	*Mitigation Measures*	*Level of Impact*	*Responsible Party*	*Timing*
	▪ Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. 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.			