

MITIGATION MONITORING OR REPORTING PROGRAM

Lake Park Office Development Project

CITY OF SANTA CLARA

November 2016

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.

The Initial Study/Mitigated Negative Declaration (IS/MND) 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 IS/MND concluded that the impacts from implementation of the project would be less-than-significant.

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LAKE PARK OFFICE DEVELOPMENT PROJECT**

Impact	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
BIOLOGICAL RESOURCES				
<p>Impact BIO-1: Construction activities associated with the proposed project could result in the loss of fertile eggs, nesting raptors or other migratory birds, or nest abandonment.</p>	<p>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 1 through August 31.</p> <p>MM BIO-1.2: If it is not possible to schedule demolition and construction between September and January, pre-construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of 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 will inspect all trees and other possible nesting habitats immediately adjacent to the construction areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by construction, the ornithologist, in consultation with California Department of Fish and Wildlife (CDFW), will determine the extent of a construction-free buffer zone to be established around the nest, typically 250 feet, to ensure that raptor or migratory bird nests will not be disturbed during project construction.</p> <p>Less Than Significant Impact with Mitigation</p>	<p>Prior to issuance of demolition or grading permits.</p>	<p>Project applicant and contractors during all phases of construction.</p>	<p>Community Development Director</p> <p>California Department of Fish and Wildlife</p>

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CULTURAL RESOURCES				
<p>Impact CUL-1: Subsurface cultural resources could be uncovered during demolition/construction of the proposed project.</p>	<p>MM CUL-1.1: A qualified archaeologist will be on-site to monitor the initial excavation of native soil once all pavement and engineered soil is removed from the project site. After monitoring the initial excavation, the archaeologist will make recommendations for further monitoring if it is determined that the site has cultural resources. If the archaeologist determines that no resources are likely to be found on site, no additional monitoring will be required.</p> <p>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 will be stopped, the Community Development Director will be notified, and the archaeologist will examine the find and make appropriate recommendations prior to issuance of building permits. Recommendations could include collection, recordation, and analysis of any significant cultural materials. A report of findings documenting any data recovery during monitoring would be submitted to the Community Development Director.</p> <p>MM CUL-1.3: In the event that human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find will be stopped. The Santa Clara County Coroner will 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 will notify the Native American Heritage Commission (NAHC) immediately. Once NAHC</p>	<p>During all phases of ground disturbing activities</p>	<p>Project applicant and contractors during all phases of construction</p>	<p>Community Development Director</p> <p>Native American Heritage Commission (for human remains)</p>

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See previous page	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. Less Than Significant Impact with Mitigation	See previous page	See previous page	See previous page
GEOLOGY AND SOILS				
<p>Impact GEO-1: The project site is located in a seismically active region and, as a result, strong ground shaking would be expected to occur during the useful life of the proposed project.</p> <p>Impact GEO-2: Implementation of the proposed project could increase erosion and sedimentation until construction is complete and new vegetation is established.</p>	<p>MM GEO-1.1: The project applicant will be required to submit a project-specific geotechnical engineering study to the City of Santa Clara for review and approval prior to the issuance of building permits. The project applicant shall comply with the specific design measures of the geotechnical report to ensure building integrity in the event of seismic activity and possible liquefaction.</p> <p>Less Than Significant Impact with Mitigation.</p> <p>MM GEO-2.1: All excavation and grading work will be scheduled in dry weather months, or construction sites will be weatherized to withstand or avoid erosion.</p> <p>MM GEO-2.2: Stockpiles and excavated soils will be covered with secured tarps or plastic sheeting.</p> <p>MM GEO-2.3: Vegetation in disturbed areas will be replanted as quickly as possible.</p> <p>Less Than Significant Impact with Mitigation</p>	<p>Prior to the issuance of building permits</p> <p>During all phases of construction</p>	<p>Project applicant</p> <p>Project applicant and contractors during all phases of construction</p>	<p>Community Development Director</p> <p>Community Development Director</p> <p>Regional Water Quality Control Board</p>

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HAZARDS AND HAZARDOUS MATERIALS				
<p>Impact HAZ-1: Implementation of the proposed project could expose construction workers to residual agricultural soil contamination.</p>	<p>MM HAZ-1.1: After demolition but prior to the issuance of grading permits, shallow soil samples shall be taken in the native soil layers within the surface lots to determine if contaminated soil from previous agricultural operations is located on-site with concentrations above established construction/trench worker thresholds. The soil sampling plan must be reviewed and approved by the Santa Clara Fire Chief prior to initiation of work.</p> <p>MM HAZ-1.2: Once the soil sampling analysis is complete, a report of the findings will be provided to the Santa Clara Fire Chief, Community Development Director, and other applicable City staff for review.</p> <p>MM HAZ-1.3: If contaminated soils are found in concentrations above established thresholds, a Site Management Plan (SMP) will be prepared and implemented (as outlined below) and any contaminated soils found in concentrations above established thresholds shall be removed and disposed of according to California Hazardous Waste Regulations. The contaminated soil removed from the site shall be hauled off-site and disposed of at a licensed hazardous materials disposal site.</p> <p>An SMP will be prepared to establish management practices for handling impacted groundwater and/or soil material that may be encountered during site development and soil-disturbing activities. Components of the SMP will include: a detailed discussion of the site background; preparation of a Health and Safety Plan by an industrial hygienist; notification</p>	<p>Prior to issuance of grading permits.</p>	<p>Project Applicant</p>	<p>Community Development Director</p> <p>Santa Clara County Environmental Health Department</p> <p>Santa Clara Fire Department</p>
See previous page	procedures if previously undiscovered significantly impacted	See previous page	See previous page	See previous page

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	<p>soil or free fuel product is encountered during construction; on-site soil reuse guidelines based on the California RWQCB, San Francisco Bay Region's reuse policy; sampling and laboratory analyses of excess soil requiring disposal at an appropriate off-site waste disposal facility; soil stockpiling protocols; and protocols to manage groundwater that may be encountered during trenching and/or subsurface excavation activities. Prior to issuance of grading permits, a copy of the SMP must be approved by the Santa Clara County Environmental Health Department, the City's Community Development Director, and the Santa Clara Fire Chief.</p> <p>Less Than Significant Impact with Mitigation</p>			
TRANSPORTATION				
<p>Impact C-TRANS-1: The Great America Parkway/Tasman Drive intersection is projected to operate at an unacceptable LOS F during the PM Peak Hour under cumulative conditions. The project would increase the critical delay at this intersection by 17.6 seconds and the critical V/C by 0.042.</p>	<p>MM C-TRANS-1.1: The Great America Parkway/Tasman Drive intersection would be improved by adding a third westbound left-turn lane. Mitigation at this intersection would consist of a fair share contribution determined by City Staff towards the identified improvement.</p> <p>Less Than Significant Impact with Mitigation</p>	Prior to issuance of occupancy permits.	Project applicant	Community Development Director

SOURCE: City of Santa Clara, **Lake Park Office Development Initial Study**, November 2016.