

MITIGATION MONITORING OR REPORTING PROGRAM

El Camino Real Specific Plan EIR

CITY OF SANTA CLARA

April 2021

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 City Council certified the Environmental Impact Report (EIR) for the El Camino Real Specific Plan project. The Final EIR 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 EIR concluded that mitigation measures would not be required to reduce significant impacts.

MITIGATION MONITORING OR REPORTING PROGRAM EL CAMINO REAL SPECIFIC PLAN				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
Air Quality				
Impact AIR-2: The combination of dust from construction activities and diesel exhaust from operation of construction equipment and related traffic for future projects under the Specific Plan could exceed the project-level thresholds.	MM AIR-2.1: All future development projects under the Specific Plan shall implement the following BAAQMD-recommended best management practices: <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 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 five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of the 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 	During all phases of construction period	Project applicant and contractors	Director of Community Development

	<p>certified mechanic and determined to be running in proper condition prior to operation;</p> <ul style="list-style-type: none"> • Post a publicly visible sign with the telephone number and person to contact at the City 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; • The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors). 			
	<p>MM AIR-2.2: All future development projects under the Specific Plan shall complete construction air quality assessments for construction criteria pollutants and TACs. If construction BAAQMD thresholds are exceeded, future projects shall implement measures to reduce emissions below the thresholds. Emission reduction measures shall include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> • Construction equipment selection for low emissions; • Use of alternative fuels, engine retrofits, and added exhaust devices; • Low-VOC paints; • Modify construction schedule; and • Implementation of BAAQMD Basic and/or additional Construction Mitigation Measures for control of fugitive dust. 	During all phases of construction period	Project applicant and contractors	Director of Community Development
	<p>MM AIR-2.3: Operational criteria pollutant analysis shall be conducted in accordance with the latest guidance provided by BAAQMD for projects with the potential to exceed project emission thresholds. The BAAQMD CEQA Air Quality Guidelines provide project screening level sizes to determine if projects warrant modeling to evaluate their emissions. Projects smaller than the screening sizes listed in Table 3-1 of the BAAQMD CEQA Air Quality Guidelines would be considered to have less than</p>	Prior to issuance of a demolition or grading permit.	Project applicant	Director of Community Development

	<p>significant operational air pollutant emissions. Projects that are found to have emissions above significance thresholds would be required to implement additional mitigation measures, including, but not limited to, the measures described below:</p> <ul style="list-style-type: none"> • Proposed residential development within the El Camino Real Specific Plan shall implement TDM programs to reduce residential vehicle miles traveled as required by the City’s Climate Action Plan. The TDM programs would be reviewed and approved by the Community Development Director prior to issuance of building permits. An annual TDM monitoring report shall be submitted to the Community Development Director to document each development is meeting the required TDM program reductions. • Proposed development within the Specific Plan shall incorporate additional green building measures such as rooftop solar photovoltaic systems, rough-ins for electric vehicle charging, use of efficient lighting and irrigation, and recycle water, as feasible, to the satisfaction of the Community Development Director. • Developed parcels shall require within their Covenants, Conditions & Restrictions (CC&Rs) and/or ground leases requirements for all future interior spaces to be repainted only with architectural coatings that meet the “Low-VOC” or “Super-Compliant” requirements. 			
<p>Impact AIR-3: Existing and future sensitive receptors could be exposed to construction TACs during construction</p>	<p>Refer to MM AIR-2.1 above.</p>	<p>During all phases of construction period</p>	<p>Project applicant and contractors</p>	<p>Director of Community Development</p>

activities associated with build out of the Specific Plan.				
Biology				
Impact BIO-1: Construction activities associated with future development within the project area could result in the loss of fertile eggs, nesting raptors or other migratory birds, or nest abandonment.	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 through August. MM BIO-1.2: If it is not possible to schedule demolition and construction between September and January, preconstruction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests would 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 would 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 the California Department of Fish and Wildlife, would 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 would not be disturbed during project construction.	Preconstruction surveys shall be conducted no more than 14 days before construction activities begin 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).	Project applicant	Director of Community Development
Impact BIO – 5: Tree removal from redevelopment of individual parcels under the Specific Plan would result in a significant impact to mature trees.	MM BIO – 5.1: Projects proposing or required to retain trees on-site shall implement precautionary measures during site construction to limit adverse environmental effects on ordinance-protected trees that are to be retained. A tree protection plan shall be prepared by a qualified arborist that, at a minimum, requires installation of an open material (e.g., chain link) fence six feet in height around the drip line and maintenance of the existing grade level around a tree and out to its drip line.	Prior to issuance of a grading or tree removal permit	Project applicant	Director of Community Development

	<p>MM BIO – 5.2: Project proponents under the Specific Plan will comply with the City Code and submit permit applications for removal of all trees covered by the City’s tree ordinance. Any street trees or heritage trees to be removed would require replacement on-site or off-site at a minimum 2:1 ratio per General Plan Policy 5.3.1-P10. To the extent feasible, the replacement trees will be planted on-site and the project proponent will comply with all other tree removal requirements imposed by the City.</p>			
Cultural Resources				
<p>Impact CUL-2: Redevelopment of the Specific Plan area could result in impacts to unknown buried archaeological resources and human remains.</p>	<p>MM CUL-2.1: Prior to the issuance of any grading permit, a geoarchaeological buried sensitivity assessment and a project-specific Archaeological Monitoring Plan shall be developed, to the satisfaction of the Community Development Director, and implemented to guide the project should any significant archaeological deposits be uncovered during construction. The assessment and Plan shall focus on areas along both sides of Saratoga Creek within the project boundaries, as well as on the eastern end of the project site within the project boundaries (south side of El Camino Real between Pierce Street and Lafayette Street). The Archaeological Monitoring Plan shall provide detailed guidance for how impact areas should be methodically excavated under the direct supervision of a qualified archaeologist. A qualified archaeologist and a representative from the local Native American community shall monitor all initial ground-disturbing activities associated with these two areas of potential sensitivity.</p> <p>MM CUL-2.2: A qualified archaeologist shall monitor the demolition of the building foundations and any other below surface disturbances, such as but not limited to, grading, excavation, roadway improvements, potholing for utilities, utility removal, and addressing storm drain issues. After demolition activities and surface improvements are removed for projects involving excavation, and prior to other construction activities, conduct mechanical presence/absence exploration to a depth ranging from 6.5 to 10 feet below ground surface.</p>	<p>Prior to start of construction activities and issuance of grading permits</p>	<p>Project applicant</p>	<p>Director of Community Development</p>

	<p>Presence/absence efforts shall be conducted by a qualified local archaeologist. If any cultural resources are identified, all activity in the vicinity of such resources shall stop until a research design and treatment plan is prepared to address those types of resources encountered and such plan is approved by the City. Any cultural resources identified shall be evaluated to determine if these resources would qualify for the NRHP or CRHR. If no resources are found during presence/absence testing, the implementation of mitigation measures, MM CUL-1.2 and MM CUL-1.3, would ensure any resources discovered during construction are adequately protected.</p> <p>MM CUL-2.3: In the event that buried, or previously unrecognized archaeological deposits or materials of any kind are inadvertently exposed during any construction activity, work within 50 feet of the find shall cease until a qualified archaeologist can assess the find and provide recommendations for further treatment, if warranted. Preservation in place is the preferred treatment of an archeological resource. When preservation in place of an archeological resource is not feasible, data recovery, in accord with a data recovery plan prepared and adopted by the City, is the appropriate mitigation. Construction and potential impacts to the area within a radius determined by the archaeologist shall not recommence until the assessment is complete.</p> <p>MM CUL-2.4: 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 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 implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.</p>	At the time a discovery is made	Project applicant and contractors	Director of Community Development
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Geology and Soils				
Impact GEO-6: Development proposed under the Specific Plan has the potential to disturb paleontological resources if projects include deep excavations.	MM GEO-6: Projects requiring excavation 25 feet or more below ground surface would require monitoring by a qualified paleontologist. In the event paleontological resources are discovered all work shall be halted within 50 feet of the find and a Paleontological Resource Mitigation Plan shall be prepared by a qualified paleontologist to address assessment and recovery of the resource. A final report documenting any found resources, their recovery, and disposition shall be prepared in consultation with the Community Development Director and filed with the City and local repository.	During all phases of construction where excavation will exceed 25 feet.	Project applicant and contractors	Director of Community Development
Hazards and Hazardous Materials				
Impact HAZ-1: Existing hazardous materials contamination in soils and groundwater on the site has the potential to impact construction workers and adjacent land uses if disturbed during demolition or construction of new buildings and structures on the site.	MM HAZ-1.1: Prior to the start of any demolition or construction activity, a property-specific Phase I ESA shall be completed in accordance with ASTM Standard Designation E 1527-13 (or most recent version) to identify Recognized Environmental Conditions, evaluate the property history, and establish whether or not the property is likely to have been impacted by chemical releases. Soil, soil vapor, and/or groundwater quality studies (Phase II ESAs) shall subsequently be conducted, if warranted, based on the findings of the property-specific Phase I ESAs, to evaluate if mitigation measures are needed to protect the health and safety of site occupants. At parcels with an agricultural history, soil sampling and laboratory analyses shall be conducted to evaluate if agricultural chemicals are present prior to redevelopment or earthwork activities. Because pesticides were often stored within structures such as barns or sheds, and pesticide mixing was often performed near agricultural wells on such parcels, the sampling shall include an evaluation of these areas (if they can be identified), along with the former agricultural field and orchard areas. All site mitigation measures identified in the property-specific Phase I and II ESAs shall be completed under the oversight of an appropriate regulatory agency, such as the Santa Clara County Department of Environmental Health (SCCDEH), Department of	Prior to the issuance of a demolition and/or grading permits.	Project applicant	Community Development Director and SCCDEH, DTSC, or RWQCB.

	<p>Toxic Substances Control (DTSC), or Regional Water Quality Control Board (RWQCB). Any required cleanup/mitigation of the site during development activities shall meet all applicable federal, state, and local laws, regulations, and requirements. The project applicant shall provide the appropriate oversight agency's written approval of the site mitigation measures to the City of Santa Clara prior to the issuance of a demolition and/or grading permit.</p> <p>MM HAZ-1.2: Prior to the start of earthwork activities (e.g., excavation, trenching, grading, etc.) on properties with known contaminants of concern (COC) exceeding the lower of the then-current DTSC, RWQCB, or EPA regulatory levels and/or appropriate residential/commercial screening levels, including sites having either open or closed LUST or CPS cases, an appropriate corrective action/risk management plan shall be prepared that reflects the results of the on-site investigations. The corrective action/risk management plan shall describe mitigation measures necessary to protect the health and safety of future site occupants and establish appropriate management practices for handling and monitoring of impacted soil, soil vapor, and groundwater that may be encountered during construction activities. The corrective action/risk management plan shall be prepared by an Environmental Professional and be submitted to an appropriate overseeing regulatory agency (e.g., SCCDEH, DTSC, or RWQCB) for review. Regulatory agency approval shall be obtained prior to commencing earthwork activities. A Health and Safety Plan shall also be prepared to establish health and safety protocols for personnel working at the site.</p> <p>All mitigation measures shall be completed under regulatory agency oversight and meet all applicable federal, state, and local laws, regulations, and requirements. Following completion, a report documenting compliance with the provisions of the corrective action/risk management plan and describing the work completed shall be submitted and approved by the overseeing regulatory agency.</p>			
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	<p>MM HAZ-1.3: As part of the facility closure process for occupants that use and/or store hazardous materials, the Santa Clara Fire Department requires that a closure plan be submitted by the occupants that describes required closure activities, such as removal of remaining hazardous materials, cleaning of hazardous material handling equipment, decontamination of building surfaces, and waste disposal practices, among others. Facility closure shall be coordinated with the Santa Clara Fire Department to ensure that required closure documents are completed prior to redevelopment of site parcels or changes in use.</p> <p>MM HAZ-1.4: If a project requires importing soil for property grading, the source and quality of imported soil shall be documented according to the DTSC's Clean Fill Advisory (October 2001).</p> <p>MM HAZ-1.5: Groundwater monitoring wells associated with identified LUST and CPS cases shall be protected during construction. Upon written approval from the overseeing regulatory agency and the well owner, wells may be destroyed under permit from the Santa Clara Valley Water District (Valley Water) prior to development activities. Relocation of the wells may be required.</p> <p>Monitoring wells that are no longer in use, or any unidentified wells (such as former agricultural wells) encountered during construction activities, shall be properly destroyed in accordance with Valley Water Ordinance 90-1.</p> <p>Prior to redevelopment of the site, well records from the California Department of Water Resources (DWR) shall be researched, and attempts shall be made to locate and properly destroy any identified abandoned on-site wells.</p> <p>Any proposed well closure or destruction activities on a redevelopment site shall be completed, and any proposed well protection measures shall be approved by the Director of</p>			
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	<p>Public Works prior to the issuance of a grading permit. A well destruction report shall be submitted to the Santa Clara Fire Department as proof of completion of any well closure.</p> <p>All site mitigation measures identified in the property-specific Phase I and II ESAs shall be completed under the oversight of an appropriate regulatory agency, such as the DEH, DTSC, or RWQCB. Any required cleanup/remediation of the site during development activities shall meet all applicable federal, state and local laws, regulations, and requirements. The project applicant shall provide the appropriate oversight agency's written approval of the site mitigation measures to the City of Santa Clara prior to the issuance of a demolition and/or grading permit.</p>			
Noise and Vibration				
<p>Impact NOI-1: Land uses in the project vicinity would be exposed to a substantial temporary increase in ambient noise levels due to project construction activities.</p>	<p>MM NOI-1.1: Develop and adhere to a construction noise control plan to be submitted to the City for review and approval prior to issuance of a demolition and/or grading permit, including, but not limited to, the following available controls.</p> <ul style="list-style-type: none"> • Ensure that construction activities (including the loading and unloading of materials and truck movements) within 300 feet of residentially zoned property are limited to the hours of 7:00 a.m. to 6:00 p.m. on weekdays and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. • Ensure that excavating, grading and filling activities (including warming of equipment motors) within 300 feet of residentially zoned property are limited to the hours of 7:00 a.m. to 6:00 p.m. on weekdays and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays. No construction is permitted on Sundays or Holidays. • Contractors equip all internal combustion engine driven equipment with mufflers, which are in good condition and appropriate for the equipment. • Contractors utilize "quiet" models of air compressors and other stationary noise sources where technology exists. 	<p>Develop a construction noise control plan prior to issuance of demolition and/or grading permits to be implemented during all phases of construction.</p>	<p>Project applicant</p>	<p>Director of Community Development</p>

	<ul style="list-style-type: none"> • Locate loading, staging areas, stationary noise-generating equipment, etc. as far as feasible from sensitive receptors when sensitive receptors adjoin or are near a construction project area. Construct temporary noise barriers to screen stationary noise-generating equipment when located near adjoining sensitive land uses. • Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project area. • Comply with Air Resource Board idling prohibitions of unnecessary idling of internal combustion engines. • Construct solid plywood fences around construction sites adjacent to operational business, residences or noise-sensitive land uses. • Route construction-related traffic along major roadways and as far as feasible from sensitive receptors. • Businesses, residences or noise-sensitive land uses adjacent to construction sites shall be notified of the construction schedule in writing. Designate a "construction liaison" that will be responsible for responding to any local complaints about construction noise. The liaison will determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the liaison at the construction site. • Include a disclosure in the lease of future tenants within the El Camino Real Specific Plan properties that provides information regarding the on-going construction activities within the area. <p>MM NOI-1.2: If pile driving occurs, the following best management practices shall be included in the construction noise control plan.</p> <ul style="list-style-type: none"> • During pile driving, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile. 			
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	<p>structures and, when necessary due to the structure type and resulting vibration due to the construction activities proposed, perform site-specific vibration studies to direct construction activities. Contractors shall continue to monitor effects of construction activities on surveyed sensitive structures, notify the Community Development Director of any damage caused by vibration, and repair or compensate for any such damage caused by vibration within a time period established by the Community Development Director upon receiving notice pursuant to this measure. The results of the vibration monitoring shall be summarized and submitted in a report to the Community Development Director prior to issuance of an occupancy permit.</p> <p>MM NOI-2.4: Construction management plans for construction projects that have the potential to exceed the applicable PPV threshold (0.5 in/sec for post-1990 buildings, 0.3 in/sec for pre-1990 buildings, 0.08 in/sec for structurally weakened buildings), particularly those involving pile driving, shall include predefined vibration reduction measures, notification requirements for properties within 200 feet of scheduled construction activities, and contact information for on-site coordination and complaints. The construction management plan shall be submitted to the City for review and approval prior to issuance of a demolition or grading permit.</p> <p>MM NOI-2.5: Include a disclosure in the lease of future tenants within the El Camino Real Specific Plan properties that provides information regarding the ongoing construction activities within the area.</p>	<p>Prior to issuance of demolition or grading permits</p>		
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In addition to mitigation measures listed above, there are also other conditions of approval the project shall implement, including the following:

<p style="text-align: center;">CONDITIONS OF APPROVAL EL CAMINO REAL SPECIFIC PLAN</p>
<p style="text-align: center;">Community Health Risk</p>
<p>Future projects should include the following measures to reduce long-term exposure to TACs and PM_{2.5}.</p> <ul style="list-style-type: none"> • Design project developments to limit exposure from sources of TACs and PM_{2.5} emissions. • Install air filtration devices at units that have predicted PM_{2.5} concentrations above 0.3 µg/m³. Air filtration devices shall be rated MERV13 or higher. Alternately, at the approval of the City, equivalent control technology may be used if it is shown by a qualified air quality consultant or heating, ventilation, and air conditioning (HVAC) engineer that it would reduce risk below significance thresholds. As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required. • Ensure that any lease agreements and other property documents (1) require cleaning, maintenance, and monitoring of the affected units for air flow leaks; (2) include assurance that new owners and 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. • Require that, prior to building occupancy, an authorized air pollutant consultant or HVAC engineer verify the installation of all necessary measures to reduce cancer risk below 10 chances per million from any source and PM_{2.5} concentrations below 0.3µg/m³.
<p style="text-align: center;">Historical Resources</p>
<p>Future development under the Specific Plan could result in a significant impact to historic resources. The following Condition of Approval would reduce potential impacts to a less than significant level.</p> <ul style="list-style-type: none"> • For any future project development site within the El Camino Real Specific Plan, the project applicant shall prepare the appropriate California Department of Parks and Recreation 523 Forms (DPR Forms) for any building or structure that is 50 or more years old for the purpose of establishing eligibility as a California Historical Landmark or for the CRHR.
<p style="text-align: center;">Hazardous Materials Release</p>
<p>As conditions of approval to redevelop a site within the Plan area, the project proponent would be required to implement the following mitigation measures to reduce impacts due to the presence of hazardous building materials to a less than significant level.</p> <ul style="list-style-type: none"> • If lead-based paint is encountered that is flaking, peeling, or blistering, it shall be removed prior to demolition. Removal of lead-based paint is not required if it is bonded to the building materials. In either case, applicable Occupational Safety and Health Administration (OSHA) regulations

**CONDITIONS OF APPROVAL
EL CAMINO REAL SPECIFIC PLAN**

shall be followed, including requirements for worker training, air monitoring, and dust control, among others. Any debris or soil containing lead must be disposed appropriately.

- Prior to redevelopment under the Specific Plan, shall soil at the locations of former wood-framed structures shall be evaluated for the possible presence of lead and pesticides. Soil adjacent to structures that area painted with lead-based paint can become impacted with lead as a result of the weathering and/or peeling of painted surfaces. Soil near wood-framed structures can also be impacted by pesticides historically used to control termites. Residual pesticides and lead are often identified in soil near old residences, such as those currently and historically located on some of the Plan area parcels.
- Prior to building demolition or renovation, an asbestos survey shall be conducted in accordance with National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines. NESHAP guidelines require the removal of potentially friable asbestos-containing building materials prior to building demolition or renovation that may disturb these materials.
- Prior to building demolition or renovation, an assessment to screen for PCBs in priority building materials shall be conducted in accordance with City of Cupertino protocols and RWQCB requirements. The City requires demolition permit applicants to complete a Screening Assessment Form and comply with applicable federal and state requirements for notification and abatement, as necessary, prior to the issuance of a demolition permit.
- Universal wastes, lubrication fluids, and refrigerants shall be removed before structural demolition begins. Materials that may result in possible risk to human health and the environment when improperly managed include lamps, thermostats, and light switches containing mercury; batteries from exit signs, emergency lights, and smoke alarms; lighting ballasts which contain PCBs; and lead pipes and roof vent flashings. Demolition waste such as fluorescent lamps, PCB ballasts, lead acid batteries, mercury thermostats, and lead flashings have special case-by-case requirements for generation, storage, transportation, and disposal. Prior to disposing of any demolition waste, the demolition contractor shall determine if the waste is hazardous and ensure proper disposal of waste materials.

Seismic Hazards

Consistent with the requirements of the City of Santa Clara and existing regulations, future development and improvements under the proposed Specific Plan shall be required as a condition of approval to submit a design-level geotechnical report to the City for review and approval prior to the issuance of building and grading permits. The applicants for specific development projects shall comply with the specific design measures (including measures to address seismicity and seismic hazards, liquefaction, and lateral spreading) of the respective geotechnical reports to ensure building integrity and reduce risk.

Source: City of Santa Clara. *Final Environmental Impact Report for the El Camino Real Specific Plan*. April 2021.