Moffett Park Specific Plan Project Mitigation Monitoring and Reporting Program for Development

General Plan Policies and Specific Plan Requirements	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
AIR QUALITY			
Impact AIR-1: The project would conflict with or obstruct implementation of the applicable air quality plan. **(Significant and Unavoidable Impact)** **Impact AIR-2:** The project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. **(Significant and Unavoidable Impact)**			
Specific Plan Requirement 10.3.3-1: BAAQMD Construction Management Practices. All future construction projects under the Specific Plan shall implement the following BAAQMD basic best management practices (BMPs) to reduce DPM, PM2.5, and PM10 emissions during construction: o All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples of moisture probe. o All haul trucks transporting soil, sand, or other loose material off-site shall be covered. o 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. o All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. o 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. o 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. o Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. o All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 miles per hour and visible dust extends beyond site boundaries.	During construction by the applicant.	All measures to control dust, particulate matter, and diesel emissions during construction listed in this requirement shall be printed on all construction documents, contracts, and project plans.	Community Development Director

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○ Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction adjacent to sensitive receptors. Wind breaks should have at maximum 50 percent air porosity. ○ Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established. ○ The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities in the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time. ○ Avoid tracking of visible soil material on to public roadways by employing the following measures if necessary: (1) site accesses to a distance of 100 feet from public paved roads shall be treated with a six to 12-inch compacted layer of wood chips, mulch, or gravel and (2) washing truck tires and construction equipment of prior to leaving the site. ○ Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent.			
Specific Plan Requirement 10.3.3-2: Construction and Operations Modeling. If future construction projects do not meet the screening level size identified by the Bay Area Air Quality Management District (BAAQMD) for less than significant construction criteria air pollutant emissions, future construction projects shall estimate construction and operation period emissions using modeling methodologies recommended BAAQMD and approved by the City. Average daily emissions predicted for construction projects shall be estimated and compared against project level thresholds identified in Table 3.3-4 in the EIR. Projects that have emissions exceeding the thresholds shall implement appropriate measures to achieve emissions that are below the thresholds, such as the following: ○ Use construction equipment that has zero or low diesel particulate matter exhaust and NOx emissions. Exhaust emission (NOx and PM) control measures include: ▪ All construction equipment larger than 25 horsepower used at the site for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 emission standards for NOx and PM (PM10 and PM2.5), if feasible, otherwise,	During construction (and operation as applicable) by the applicant.	All appropriate measures identified in the technical report to reduce emissions below the thresholds shall be printed on all construction documents, contracts, and project plans, as well as Declaration of Covenants, Conditions, and Restrictions as applicable.	Community Development Director

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• If use of Tier 4 equipment is not available, alternatively use equipment that meets U.S. EPA emission standards for Tier 2 or 3 engines and include particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices that altogether achieve an 85-percent reduction in particulate matter exhaust in comparison to uncontrolled equipment; alternatively (or in combination). • Use of alternatively fueled equipment with lower NOx emissions that meet the NOx and PM reduction requirements above. • Special equipment that cannot meet the above requirements must be approved as exempt by the City after considering reasons for requesting an exemption. ▪ Use electric equipment such as aerial lifts, air compressors, cement mortar mixers, concrete/industrial saws, cranes, and welders. ▪ Diesel engines, whether for off-road equipment or on road vehicles, shall not be left idling for more than two minutes, except as provided in exceptions to the applicable state regulations (e.g., traffic conditions, safe operating conditions). The construction sites shall have posted legible and visible signs in designated queuing areas and at the construction site to clearly notify operators of idling limit. ▪ Provide line power to the site during the early phases of construction to minimize the use of diesel-powered stationary equipment. ▪ Use of zero emission construction equipment. ○ Use low volatile organic compound or VOC (i.e., reactive organic compounds) coatings, that are below current BAAQMD requirements (i.e., Regulation 8, Rule 3: Architectural Coatings), for at least 80 percent of all residential and non-residential interior paints and 80 percent of exterior paints. This includes all architectural coatings applied during both construction and reapplications throughout the project's operational lifetime. At least 80 percent of coatings applied must meet a "super-compliant" VOC standard of less than 10 grams of VOC per liter of paint. For reapplication of coatings during the project's operational lifetime, the Declaration of Covenants, Conditions, and Restrictions shall contain a stipulation for low VOC coatings to be used. Examples of "super-compliant" coatings are contained on the South Coast Air Quality Management District's website.			

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<tr><th>General Plan Policies and Specific Plan Requirements</th><th>Timeframe and Responsibility for Implementation</th><th>Method of Compliance</th><th>Oversight of Implementation</th></tr>
<tr><td>Specific Plan Requirement 10.3.3-3: Generator Emissions. All diesel standby emergency generators powered by diesel fuel shall meet US EPA Tier 4 engine standards.
o Future development projects in Moffett Park that include installation of permanent stationary emergency generators shall ensure generators have engines that meet or exceed US EPA Tier 4 standards for particulate matter emissions.</td><td>During operations by the applicant/property owner.</td><td>Diesel generator specifications shall be printed on all project plans.</td><td>Community Development Director</td></tr>
<tr><td>Specific Plan Policy TDMP-2.2: Ensure new development reduces vehicle trips through a required TDM Plan and TMA membership.</td><td>During operations by the applicant/property owner.</td><td>Enrollment in TMA and submit a TDM Plan for City’s review and approval.</td><td>Community Development Director</td></tr>
<tr><td>Specific Plan Standard 8.2.4.c: New development must meet the following peak hour trip reduction rates through efforts defined in a submitted TDM and through participation in programs of the Moffett Park TMA.
<table>
<tr><th>Land Use</th><th>Initial TDM Peak Hour Reduction Rate</th><th>Long Term TDM Peak Hour Reduction Rate</th></tr>
<tr><td>Office/R&D</td><td>50%</td><td>65%</td></tr>
<tr><td>Commercial/Retail</td><td>0%</td><td>10%</td></tr>
<tr><td>Residential</td><td>15%</td><td>30%</td></tr>
<tr><td>Other Uses</td><td>50%</td><td>65%</td></tr>
</table></td><td>During operations by the applicant/property owner.</td><td>Enrollment in TMA and submit a TDM Plan for City’s review and approval.</td><td>Community Development Director</td></tr>
<tr><td colspan="4">Impact AIR-3: The project would not expose sensitive receptors to substantial pollutant concentrations. (Less than Significant Impact)</td></tr>
<tr><td>Specific Plan Requirement 10.3.3-4: Health Risk Assessment. Future development proposed within 1,000 feet of existing or planned sensitive receptors as defined by the BAAQMD (e.g., residences, schools) shall prepare a site-specific construction and operational health risk assessment (HRA) pursuant to the BAAQMD CEQA Air Quality Guidelines. If the HRA demonstrates, to the satisfaction of the City, that the health risk exposures for adjacent receptors would be less than the BAAQMD project-level and cumulative thresholds, then no further study or measures are required. If the HRA demonstrates the health risks would exceed BAAQMD project-level thresholds or the project results in a considerable contribution to a significant cumulative health risk impact, additional feasible on- and off-site mitigation shall be analyzed to reduce risks to a less than significant</td><td>During the development review process, the applicant shall fund preparation of the site-specific HRA.

During construction the applicant shall implement necessary measures identified in the HRA</td><td>All measures identified in the technical report to reduce emissions below the thresholds shall be printed on all construction documents, contracts, and project plans.</td><td>Community Development Director</td></tr>
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level. Measures to avoid and/or reduce significant construction health risk impacts, could include the following: o Use Tier 4 engines for all off-road equipment greater than 25 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities. o Use diesel trucks with 2010 or later compliant model year engines during construction. o Use renewable diesel during construction. o Use low-VOC coatings during construction. o Implement fugitive dust best management practices and if necessary, enhanced measures recommended by BAAQMD. o Use portable electrical equipment where commercially available and practicable to complete construction. Construction contractors shall utilize electrical grid power instead of diesel generators when (1) grid power is available at the construction site; (2) when construction of temporary power lines is not necessary in order to provide power to portions of the site distant from existing utility lines; (3) when use of portable extension lines is practicable given construction safety and operational limitations; and (4) when use of electrical grid power does not compromise construction schedules. o Phase construction appropriate to lower the intensity of emissions at any one location with sensitive receptors. o Provide enhanced air filtration for sensitive receptors adversely affected by project emissions.			
Impact AIR-4: The project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. **(Less than Significant Impact)**			
Specific Plan Requirement 10.3.3-5: Odor Control Plan. Future projects that would generate odors shall develop an odor control plan that addresses plant design to control odors, operating and maintenance procedures to prevent odors, and an action plan to respond to upset conditions that could cause odors and measures to respond to odor complaints. The odor control plan shall describe the design elements and BMPs built into the facility that include: o Ventilation of the system using carbon absorption, biofiltration, ammonia scrubbers, or other effective means to treat exhausted air from the enclosed facility;	Prior to issuance of demolition and grading permits, applicant is responsible for preparing an Odor Control Plan as applicable. The City is responsible for reviewing the report. During construction, applicant and its contractors are responsible for implementing the	Odor control plan measures shall be printed on all construction documents, contracts, and project plans	Community Development Director

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○ Odor proofing of refuse containers used to store and transport any odorous materials (e.g., biosolids); and ○ Injection of chemicals to control odorous compounds (e.g., hydrogen sulfide).	identified required design elements and BMPs.		
BIOLOGICAL RESOURCES			
Impact BIO-1: The project would not have a substantial effect, either directly or through habitat modifications, on any special status species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. **(Less than Significant Impact)**			
Specific Plan Requirement 10.3.5-1: Special Status Plants. At the time development is proposed, focused special status plant surveys shall be completed by a qualified biologist (defined as a person with a minimum of a four-year degree in wildlife sciences, biology, environmental sciences, or equivalent experience in the biological sciences) for alkali milk-vetch and Congdon's tarplant in the grasslands and vernally mesic areas (e.g., areas with a moderate supply of moisture) of Moffett Park's northwestern corner. These surveys shall be completed prior to ground disturbance and shall be timed to occur during the appropriate blooming season for each species. Surveys conducted in or around April, June, and September would be sufficient to confirm their presence or absence; the timing and number of surveys shall be adjusted based on environmental conditions that may affect blooming in a particular year. The surveys shall follow protocols outlined in the "California Native Plant Society Botanical Survey Guidelines" and the California Department of Fish and Wildlife's (CDFW's) "Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities." If the alkali milk-vetch and Congdon's tarplant are determined absent, no additional measures are required. If the alkali milk vetch and/or Congdon's tarplant are present, to the maximum extent practicable, the project shall be designed to avoid populations of special status plants. If the project cannot be redesigned to avoid impacts to the identified species, and these impacts are found to be significant as defined by CEQA, then compensation measures shall include development of an on-site restoration plan for these species. The determination of the significance of impacts shall be based on, but not limited to, criteria such as the nature of the habitat impacts (i.e., temporary versus permanent impacts), extent of the species' range, relative abundance	The applicant is responsible for ensuring construction activities avoid the special status plant species. During the development review process, the applicant shall have a qualified biologist complete special status plant surveys for alkali milk-vetch and Congdon's tarplant in the grasslands and vernally mesic areas within the northwest corner of Moffett Park shall be completed (as described in Requirement 10.3.5-1) during the blooming season. If special status plants are present, the applicant is responsible for designing the project to avoid impacts to the special status plants to the maximum extent practicable. If the project cannot be redesigned to avoid impacts to the identified species, and these impacts are found to be	All measures shall be printed on all construction documents, contracts, and project plans. Prior to the state of construction (including grading activities), a final report summarizing the results of the surveys including any protection measures along with the restoration plan (if required) shall be submitted by the applicant to the City.	Community Development Director

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of regional populations of the species in its range, and the number of plant populations in Moffett Park. Areas to be preserved on-site as open space are expected to be able to fully accommodate any compensation measures for these species. If compensation measures cannot be fully accommodated on-site, then off-site compensatory mitigation (in the immediate vicinity of the identified populations(s), where feasible) would need to be considered. At a minimum, the restoration plan shall contain the following elements: o Location of restoration areas, o Propagation and planting techniques to be employed for the restoration effort, o Timetable for implementation, o Monitoring plan and performance criteria; o Adaptive management techniques, and o A site maintenance plan. A report would be prepared summarizing the results of the surveys and submitted to the City, along with the restoration plan (if required). The restoration plan shall be reviewed and approved by the City for approval prior to the start of project construction. The objective of the restoration plan would be to replace the special status plants and habitat lost during project buildout at proportional basis to the impact. This would incorporate both the spatial and relative density of the impacted plant and its habitat. Success of the restoration effort would be based on a five-year monitoring program.	significant as defined by CEQA, then the applicant is responsible for having a qualified biologist complete a restoration plan (as described in Requirement 10.3.5-1).		
Specific Plan Requirement 10.3.5-2: Burrowing Owl Survey. Preconstruction surveys shall be completed by a qualified biologist in areas where burrowing owl habitat occurs such as ruderal lots (not including impervious surfaces). Each preconstruction survey shall consist of two surveys: an initial survey no more than 14 days in advance of the on-set of ground-disturbing activity and a follow-up survey occurring within 24 hours prior to the start of construction. These surveys shall be conducted in accordance with the methods described in the Staff Report on Burrowing Owl Mitigation or the most recent California Department of Fish and Wildlife (CDFW) guidelines at the time development is proposed. The surveys shall cover all areas of suitable burrowing owl habitat within the construction zones.	The applicant is responsible for ensuring construction activities avoid burrowing owls to the extent feasible. The applicant is responsible for ensuring pre-construction surveys are completed (as described in Requirement 10.3.5-2) and ensuring any construction buffer zone be implemented and maintained	All measures shall be printed on all construction documents, contracts, and project plans. Prior to ground disturbing activities, a final report of preconstruction survey results	Community Development Director

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○ If preconstruction surveys are undertaken during the non-breeding season (September 1 through January 31), any burrows occupied by resident owls in areas planned for construction shall be protected by a construction-free buffer with a radius of 150 to 250 feet around each active burrow, with the required buffer distance to be determined in each case by a qualified biologist with at least two years of experience surveying for burrowing owls. Passive relocation of resident owls is not recommended by the CDFW where it can be avoided. If passive relocation is unavoidable, resident owls may be passively relocated according to a relocation plan prepared by a qualified biologist. ○ If preconstruction surveys are undertaken during the breeding season (February 1 through August 31) and active nest burrows are located within or near construction zones, a construction-free buffer of 250 feet shall be established around all active owl nests. The buffer areas shall be enclosed with temporary fencing, and construction equipment and workers shall not be allowed to enter the enclosed setback areas. Buffers shall remain in place for the duration of the breeding season. Should construction work be halted or paused for more than one week, new preconstruction surveys shall be prepared meeting the same requirements. After the breeding season (i.e., once all young have left the nest), passive relocation of any remaining owls may take place but only under the conditions described below. If breeding owls are detected, suitable compensation shall be provided. Compensation could include collaborating with existing protected areas for the burrowing owls along the San Francisco Bay or collaborating and interacting with the Santa Clara Valley Habitat Plan (Habitat Plan) burrowing owl program. Although the City of Sunnyvale is not within the Habitat Plan area, it is within the extended area for preserving habitat to assist with conservation of burrowing owls for the Habitat Plan; the applicant should collaborate with the Santa Clara Valley Habitat Agency to define a suitable and acceptable compensation strategy. This most likely would result in the applicant funding a defined conservation need for the Habitat Plan. Providing protection in the form of deed restrictions or establishing a conservation easement in the northwestern “natural” area	during construction activities as described in Requirement 10.3.5-2. If burrowing owls are present during non-breeding season and passive relocation is unavoidable, the applicant is responsible for having a qualified biologist prepare and implement a relocation plan. If breeding owls are detected, compensation shall be provided by the applicant per Requirement 10.3.5-2.	including any protection measures such as buffer zones and a relocation plan and compensation (if required), shall be submitted by the applicant to the City.	

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would also help to provide suitable compensation for breeding owls observed within the developed portion of Moffett Park. A report shall be submitted to the City summarizing the results of the survey, any buffer zones, and measures implemented to prevent impacts to nesting burrowing owls and their habitat.			
Specific Plan Requirement 10.3.5-3: Bumble Bees Survey. At the time development is proposed in the potentially suitable habitat in the natural lands on the northern side of the Lockheed Martin property, four separate surveys shall be completed by a qualified biologist when the ambient temperatures are greater than 60 degrees Fahrenheit, wind speeds are ideally less than eight miles per hour (mph), and skies are clear enough to see your shadow. Bumble bees typically have an active season, or flight period in warmer months. The flight periods of the two different bumble bees which have potential to occur in Moffett Park are: (1) the Crotch bumble bee's flight period is typically late February through late October, peaking in early April with a second pulse in July; and 2) the western bumble bee's flight period is typically early April to early November, with workers peaking in early August and males peaking in late September; the queens' flight period is early February through late November, peaking in late June and late September. The survey period should be from March through September and should aim for a survey in April, July, August, and September at the least; surveys will depend on local temperatures to identify the specific active season for any given area. The surveys shall be completed between 12:00 PM and 4:00 PM but may be completed earlier if the weather conditions are good. The surveys shall be completed by walking transects spaced up to approximately 100 feet apart within the affected habitat. Transect widths shall be reduced if needed, so there is complete visual coverage of potential nest, overwintering, and forage sites. These bumblebees are typically found in potential nesting, overwintering, and forge habitat within brush piles, in un-mowed or overgrown areas, hollow logs, abandoned rodent burrows, but can also nest above ground in tufts of grass, old bird nests, rock piles, or cavities in dead trees, as well as milkweeds, daisies, lupines, burclovers, phacelias, and salvias. To the degree any of this habitat exists onsite, focused surveys shall occur within suitable habitat. If possible, bumble bee species shall be	The applicant is responsible for ensuring construction activities avoid bumble bees to the extent feasible. During the development review process, the applicant is responsible for having a qualified biologist complete surveys for bumble bees as described in Requirement 10.3.5-3 from March through September and should aim for a survey in April, July, August, and September at the least. If protected bumble bees are detected on-site, the applicant is responsible for implementing and maintaining any construction buffer zones identified by the qualified biologist construction activities. If bumble bees cannot be fully avoided, the construction shall occur during a period of time that minimizes the effect of dust on their lifecycles, and applicant is responsible for paying the appropriate compensation.	All measures shall be printed on all construction documents, contracts, and project plans. Following completion of the surveys and prior to issuance of grading permits, a final report that documents the methods and summarizes the results of the survey which would identify any buffer zones, measures to prevent impacts to protected bumble bees, and compensation, shall be submitted by the applicant to the City.	Community Development Director

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determined, the location of potential or known Crotch bumble bees and western bumble bees shall be recorded via a handheld GPS unit, and a representative picture shall be taken. No bumble bees shall be handled to determine species. If protected bumble bees are observed on the project site, they shall be avoided via buffer zones (the size of which would be determined at the time surveys are prepared). If protected bumble bees are observed on the site or adjacent to the site and they cannot be fully avoided, construction shall occur during a period of time that minimizes the effect of dust on their lifecycles (which would be determined at the time surveys are prepared). If protected bumble bees are observed on the site, compensation may be necessary; any habitat compensation should protect suitable habitat proportional to the impact. Following completion of the surveys, a report shall be prepared that documents the methods and summarizes the results of the survey which would identify any buffer zones, and measures to prevent impacts to protected bumble bees. The report shall be submitted to the City prior to issuance of grading permits.			
Specific Plan Requirement 10.3.5-4: Steelhead. Plans shall contain the following elements: o All work adjacent to waterways which may support steelhead shall use adequate silt fencing and Stormwater Pollution Prevention Plan (SWPPP) measures to ensure debris (i.e., soil) does not enter the waterway. o All work over waterways (e.g., bridge work) shall use netting to ensure items such as tools and pollutants do not fall into the waterway. o All work in or around waterways shall ensure an appropriate spill kit is onsite to avoid polluting the waterway.	The applicant is responsible for ensuring construction activities avoid steelhead to the extent feasible. For development with temporary or minor encroachment in channels or canals, the applicant is responsible for implementing a SWPPP and ensuring construction work uses netting and spill kits, as described in Requirement 10.3.5-4.	All measures shall be printed on all construction documents, contracts, and project plans. Prior to issuance of grading permits, the SWPPP shall be submitted by the applicant to the City.	Community Development Director

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Specific Plan Requirement 10.3.5-5: Western Pond Turtle. Pre-construction surveys shall be completed by a qualified biologist within 250 feet of a waterway if development is proposed in or within 250 feet of a waterway within/no sooner than 48 hours of construction to ensure that western pond turtles are absent from the construction area. If western pond turtles are present, the turtle shall be able to leave on its own, or a biologist possessing all necessary permits shall relocate them. A report shall be prepared summarizing the results of the pre-construction survey which outlines recommended next steps, including the following measures to prevent impacts to the western pond turtle. The report shall be submitted to the City prior to the issuance of grading permits. Immediately following the pre-construction surveys, the construction zone shall be cleared, and silt fencing shall be erected and maintained around construction zones to prevent western pond turtles from moving into these areas. A biological monitor shall be present onsite during particular construction activities, including initial silt fence installation along water features, to ensure western pond turtles are not harmed, injured, or killed during project buildout.	The applicant is responsible for ensuring construction activities avoid western pond turtles. The applicant is responsible for having a qualified biologist complete pre-construction surveys, clear the construction zone, erect and maintain the silt fencing, and have a biological monitor present onsite during construction activities that may affect the western pond turtle as described in Requirement 10.3.5-5.	All measures shall be printed on all construction documents, contracts, and project plans. Prior to issuance of grading permits, a report summarizing the results of the pre-construction survey and any necessary protection measures shall be submitted by the applicant to the City.	Community Development Director
Specific Plan Requirement 10.3.5-6: Roosting Bat Assessment. A bat assessment shall be completed by a qualified biologist and submitted to the City for approval, no more than 30 days prior to removal of trees or buildings. If a non-breeding bat colony is found, or if the tree supports suitable roosting habitat that cannot be fully visibly surveyed (such as peeling bark or cavities in trees, especially high up in trees), the individuals shall be humanely evicted via two-step removal as directed by a qualified biologist to ensure no harm or "take" would occur to any bats as a result of demolition activities. Two-step removal shall occur during the volant seasons in fair weather and outside of the maternity season for bats (March 1 to April 15 or September 1 to October 15). Two-step removal consists of one day of disturbance and removing portions of buildings or trees, as directed by a qualified biologist, followed by the removal of that building or tree the following day; the goal is to disturb the bats and render the trees and	The applicant is responsible for ensuring construction activities avoid roosting bats. Prior to the removal of trees or buildings, the applicant is responsible for having a qualified biologist complete a bat assessment as described in Requirement 10.3.5-6. and, if during the non-breeding season, implementing a two-step removal directed by a qualified	All measures shall be printed on all construction documents, contracts, and project plans. Prior to tree removal, the bat assessment including the results and protection measures shall be	Community Development Director

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structures unsuitable for them. This passive effort allows bats using these structures or trees to nocturnally relocate to a suitable nearby roost. Measures would not be required for the loss of roosting or foraging habitat for bats, as such habitat is abundantly available regionally. If a breeding colony is observed, two-step removal shall not occur until breeding season is over (September 1) or until all young are independent of their parents. An appropriate buffer, as determined by a qualified biologist, based on the site conditions and location of the maternity colony would be established. This buffer may be up to 350 feet, depending on site-specific conditions, and shall remain until breeding season is over (September 1) or until all young are independent of their parents. A report shall be submitted to the City summarizing the results of the survey, any buffer zones, and measures to prevent impacts to roosting bats.	biologist or if during the breeding season, establishing a buffer zone, if needed.	submitted by the applicant to the City.	
Specific Plan Requirement 10.3.5-7: Salt-marsh Harvest Mouse Survey. A habitat survey shall be completed by a qualified biologist 30 days prior to work within 250 feet of the emergent wetland habitat located in the northeastern corner of Moffett Park to confirm current habitats. If pickleweed or salt grass habitats are within the work area, these areas shall be avoided, and a report shall be submitted to the City summarizing the results of the habitat survey which would identify any buffer zones and expected monitoring efforts to prevent impacts to the salt-marsh harvest mouse and their habitat. A qualified biologist shall monitor work occurring within 50 feet of habitat identified as suitable for the salt-marsh harvest mouse. This monitor shall stop work should a salt-marsh harvest mouse be detected in the work area until the individual moves out of the construction area and into suitable habitat on its own. Should monitoring be required, a report shall be submitted to the City summarizing the results of the monitoring, including any observation of the salt-marsh harvest mouse.	The applicant is responsible for ensuring construction activities avoid the salt-marsh harvest mouse. During the development review process, if the project (including construction activities) occurs within 250 feet of emergent wetland habitat, the applicant is responsible for having a qualified biologist complete a habitat survey. If the habitat survey identifies pickleweed or salt grass habitat, work in these areas shall be avoided and the qualified biologist shall identify necessary buffer zones. The applicant shall be responsible for implementing	All measures shall be printed on all construction documents, contracts, and project plans. Prior to issuance of demolition and grading permits, a report summarizing the results of the habitat survey including any protection measures shall be submitted by the applicant to the City. If monitoring is required, prior to	Community Development Director

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	the buffer zones and having a qualified biologist monitor work occurring within 50 feet of habitat. If the salt-marsh harvest mouse is detected, the applicant is responsible halting work until the individual moves out of the construction area and into suitable habitat on its own.	issuance of occupancy permits, the monitoring report shall be submitted by the applicant to the City.	
Specific Plan Requirement 10.3.5-8: San Francisco Dusky-Footed Woodrat Survey. A qualified biologist shall conduct a preconstruction survey for San Francisco dusky-footed woodrat nests no more than 30 days and no less than 14 days prior to the onset of construction activities. This survey timing allows for the scheduling of and deconstruction of any woodrat nests which need relocating. The survey shall encompass all construction zones and surrounding lands within 50 feet. If no woodrat nests are present, no additional measures are required. Identified nests shall be avoided, where possible. If avoidance is not possible, the nest(s) shall be manually deconstructed by a qualified biologist when helpless young are not present, typically during the non-breeding season (October 1 through January 31). The nest shall be reconstructed in a nearby suitable area. If it is determined during the preconstruction survey that young may be present, a suitable buffer, delineated with flagging, depending on the timing within the breeding season (ranging from 15 to 50 feet) shall be established around the nest by a qualified biologist and maintained during construction until the young are independent and have successfully moved from the nest on their own. A report shall be submitted to the City summarizing the results of the survey and identifies any buffer zones and measures implemented to prevent impacts to San Francisco dusky-footed woodrats.	The applicant is responsible for ensuring construction activities avoid the San Francisco Dusky-Footed Woodrat. The applicant is responsible for having a qualified biologist perform a salt-marsh harvest mouse habitat survey prior to the onset of construction as described in Requirement 10.3.5-7 and relocating woodrat nests or establishing a buffer zone, if needed.	All measures shall be printed on all construction documents, contracts, and project plans. Prior to issuance of grading permits, a report summarizing the results of the habitat survey shall be submitted by the applicant to the City.	Community Development Director

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Specific Plan Requirement 10.3.5-9: Construction During Migratory Bird and Raptor Nesting Season. To the extent feasible, construction activities shall be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside the nesting season, all impacts to nesting birds protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code shall be avoided. The nesting season for most birds in Santa Clara County extends from February 1 through August 31. If initial site disturbance activities, including tree, shrub, or vegetation removal, are to occur during the bird breeding season (February 1 through August 31), a qualified biologist shall conduct a pre-construction survey for nesting migratory birds and raptors. The survey for nesting migratory birds shall cover the project site itself and the immediate vicinity of the site, with the survey for nesting raptors encompassing the site and surrounding lands within 250 feet, where accessible. The survey shall occur within seven days prior to the onset of ground disturbance. If active nests are detected, appropriate construction-free buffers shall be established. The buffer sizes shall be determined by the project biologist based on species, topography, and type of activity occurring in the vicinity of the nest. Typical buffers are 25 to 50 feet for passerines and up to 250 feet for raptors. The project buffer shall be monitored periodically by the project biologist to ensure compliance. After the nesting is completed, as determined by the biologist, the buffer shall no longer be required. A report shall be submitted to the City summarizing the results of the survey, identifies any buffer zones, and outlines measures implemented to prevent impacts to nesting birds.	The applicant is responsible for ensuring construction activities avoid nesting birds. The applicant is responsible for having a qualified biologist perform a pre-construction survey prior to construction and implementing buffer zones, if required, as described in Requirement 10.3.5-9.	All measures shall be printed on all construction documents, contracts, and project plans. Prior to the onset of ground disturbance, a report summarizing the results of the survey and any protection measures shall be submitted by the applicant to the City.	Community Development Director
Impact BIO-2: The project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS. **(Less than Significant Impact)**			
Specific Plan Requirement 10.3.5-10: During the environmental review process for future developments proposed within 250 feet of riparian areas, a qualified biologist shall determine if the project would impact riparian habitat and the project shall be designed to avoid impacts. If impacts cannot be avoided, the project shall mitigate for impacts to riparian habitat by a measure of at least 1:1. This can consist of on-site or off-site planting	The applicant is responsible for ensuring construction activities avoid riparian habitat to the extent feasible.	All measures shall be printed on all construction documents, contracts, and project plans.	Community Development Director USACE, CDFW, and RWQCB, if

General Plan Policies and Specific Plan Requirements	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
mitigation or fees paid to a suitable mitigation bank. For on- or off-site mitigation plants, a restoration plan, including success criteria, must be written, which would include a minimum monitoring period of five years. Regulatory permits may be required for impacts to riparian habitat from the U.S. Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and Regional Water Quality Control Board (RWQCB).	During the development review process for projects proposed within 250 feet of riparian areas, the applicant is responsible for funding for a qualified biologist to complete a riparian habitat impact analysis. If impacts to riparian habitat cannot be avoided, the applicant is responsible for on-site or off-site planting mitigation of at least 1:1 or paying a 1:1 mitigation fee or as described in Requirement 10.3.5-10. The applicant is responsible for having a qualified biologist prepare a restoration plan if determined to be required and acquiring any necessary regulatory permits.	Prior to issuance of grading permits, applicant shall acquire any necessary regulatory permits and provide documentation to the City.	permits are determined to be needed
Specific Plan Standards, Chapter 6: (1) Building Placement. No private development shall be located with the ECD. Buildings serving the ECD such as public restrooms, restoration maintenance buildings, interpretive centers, or stormwater pumps shall be located to minimize impact on sensitive habitat areas. (2) Impervious Area. No new impervious surface shall be constructed closer to the delineated wetlands than existing impervious surfaces, and no net increase impervious surface shall occur within the ECD. (3) Landscape Design and Lighting within the ECD. Landscape design shall be per Section 6.6.6 Landscape Design in the Specific Plan. Landscape areas adjacent within the ECD shall be designed to provide high-quality habitat and shall be comprised of 100 percent native species per Appendix B of the Specific Plan and per a qualified restoration ecologist. Landscape design shall be designed by a qualified restoration ecologist to ensure that the design is consistent with best practices for ecological habitat restoration including the planting plan (plant palettes, structure, and species distribution) and other work necessary for successful native habitat	Prior to issuance of the demolition, grading, and/or building permits, the applicant is responsible for ensuring project design meets the standards described in Chapter 6 as applicable.	All measures shall be printed on all construction documents, contracts, and project plans.	Community Development Director

General Plan Policies and Specific Plan Requirements	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
restoration. Landscape lighting shall not be installed with the Ecological Enhancement Area. (4) Landscape Design and Lighting within 150 feet of the ECD Boundary. Landscape design shall be per Section 6.6.6 Landscape Design in the Specific Plan. Landscape areas adjacent to the ECD shall be designed to provide high-quality habitat and shall be comprised of 100 percent native species per Appendix B of the Specific Plan. Landscape design shall be reviewed by a qualified ecologist to ensure that the design is consistent with best practices for urban ecology including the planting plan (plant palettes, structure, and species distribution) and the lighting plan. Landscape lighting shall be per Section 6.6.9 Exterior Lighting of the Specific Plan. (5) Raptor Perches. Raptor perch deterrents should be placed at the edges of new building roofs or other structures (e.g., light poles or electrical towers) within the ECD and within a 150 feet buffer from the ECD.			
Impact BIO-3: The project would not have a substantial adverse effect on state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means. **(Less than Significant Impact)**			
Specific Plan Requirement 10.3.5-11: During the environmental review process for future developments containing a wetland or potential wetland on the project site, a formal aquatic resources delineation shall be completed and submitted to the USACE for verification of the presence and extent of jurisdictional waters within Moffett Park. Information about the riparian habitat shall be collected during the site visit for this work as well to evaluate potential impacts to riparian habitat on a project-specific level. Future development must comply with all state and federal laws and regulations related to disturbance to jurisdictional waters. If it is determined that wetlands within Moffett Park under the USACE's and/or RWQCB's jurisdiction, future project developers would be required to obtain a Section 404 Clean Water Act permit from the USACE, Section 401 water quality certification from the RWQCB, and/or Section 1602 Streambed Alteration Agreement from the CDFW or demonstrate that such permits are not necessary prior to initiating any construction-related activities within jurisdictional waters. Future project developers shall satisfy all agency requirements to mitigate aquatic impacts. These may include avoidance of aquatic resources, measures to minimize impacts, or compensation (e.g., habitat enhancement) for impacts at a minimum of 1:1. Mitigation for the permanent loss of waters of the US and/or state shall be required by either	The applicant is responsible for ensuring construction activities avoid wetlands or potential wetlands to the extent feasible. During the environmental review process for developments containing a wetland or potential wetland, the applicant is responsible for funding for a qualified biologist to perform a formal aquatic resources delineation. The results of the delineation including avoidance, minimization, and/or compensation measures (including MMP if required)	All measures shall be printed on all construction documents, contracts, and project plans. Prior to issuance of grading permits, applicant shall submit delineation results to the City and obtain any necessary permits from the USACE, RWQCB, and/or CDFW.	Community Development Director USACE, RWQCB, and/or CDFW as appropriate

General Plan Policies and Specific Plan Requirements	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
purchasing appropriate mitigation credits from an approved mitigation bank (currently mitigation banks do not exist for this location, but should one become available this would become an option) or via permittee responsible mitigation for which the applicant would need to provide a project-specific Wetland/Riparian Mitigation and Monitoring Plan (MMP) prepared by a qualified wetland restoration ecologist. The MMP would form the basis of the applicants permit package to the USACE, CDFW, and/or RWQCB and shall also be submitted to the City of Sunnyvale for review and approval. At a minimum this plan shall include: o A description of the impacted water; o A map depicting the location of the mitigation site(s) and a description of existing site conditions; o A detailed description of the mitigation design that includes: (i) the location of the created wetlands; (ii) proposed construction schedule; (iii) a planting/vegetation plan; (iv) specific monitoring metrics, and objective performance and success criteria, such as delineation of created area as jurisdictional waters using USACE published methods; and (v) contingency measures if the created wetlands do not achieve the specified success criteria; and o Short-term and long-term management and monitoring methods.	shall be submitted to the by the applicant to the City.		
Impact BIO-4: The project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. **(Less than Significant Impact)**			
Specific Plan Policy OSE-3.4: Integrate dark sky policies into site lighting and street light plans.	During the development review process, the applicant is responsible for designing their projects in accordance with Specific Plan's lighting policies.	During the development review process, the applicant is responsible for submitting lighting plans to the City.	Community Development Director

General Plan Policies and Specific Plan Requirements	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
CULTURAL RESOURCES			
Impact CUL-1: The project would not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5. **(Less than Significant Impact)**			
General Plan Policy CC-5.1: Preserve existing landmarks and cultural resources and their environmental settings.	During the development review process, the applicant is responsible for designing their projects to preserve existing landmarks and cultural resources.	The applicant is responsible for funding necessary cultural resources assessments, such as updated literature reviews and historic resources evaluations, and implementing necessary measures to protect resources.	Community Development Director
General Plan Policy CC-5.3: Identify and work to resolve conflicts between the preservation of historic resources and alternative land uses.	During the development review process, the applicant and City are responsible for resolving conflicts between preservation of historic resources and land uses.	Prior to project approval.	Community Development Director
Specific Plan Requirement 10.3.2-1: Historic Resource Evaluation. A Historic Resource Evaluation shall be required for future development that would impact properties that may meet the CEQA definition of historic resources, including resources 45 years of age or older and not currently listed/identified. o At a minimum, the supplemental review effort shall include preparation of a site-specific historic resources report that involves a records search at the Northwest Information Center (NWIC), a review of the Sunnyvale Heritage Resources Inventory, and where there is no evaluation within the last five years (using the Department of Parks and Recreation 523A and B forms), evaluation by a qualified historian or architectural historian to determine if the property meets the CEQA definition of a historic resource. o If the supplemental review effort does not identify any site or structure that meets the definition of a historic resource that could be affected by	During the development review process for potential historic resources that would be affected by the proposed development, the applicant is responsible for funding for a qualified historian to complete a Historic Resource Evaluation as described in Requirement 10.3.2-1.	During the development review process, the applicant shall submit the Historic Resource Evaluation report to the City for review. Any protection measures shall be printed on all construction documents, contracts, and project plans.	Community Development Director

General Plan Policies and Specific Plan Requirements	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
construction activities, then no further study or protection is necessary prior to project implementation.			
Specific Plan Requirement 10.3.2-2: Standards for the Treatment of Historic Properties. New construction within historic districts or adjacent to a historic resource, rehabilitation of a historic resource, replacement of an existing historic resource, addition to a historic resource, or a renovation of a historic resource shall conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties, California Historic Building Code, and other applicable regulations.	During the development review process, the applicant is responsible for ensuring project conformance with the Secretary of the Interior's Standards, California Historic Building Code, and other regulations as described in Requirement 10.3.2-2 by funding an evaluation to be prepared by a qualified historian.	During the development review process, the applicant is responsible for submitting the historic evaluation to the City. Any protection and/or avoidance measures shall be printed on all construction documents, contracts, and project plans.	Community Development Director
Impact CUL-2: The project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5. **(Less than Significant Impact)**			
General Plan Policy CC-5.5: Archaeological resources should be preserved whenever possible.	During the development review process, the applicant is responsible for funding any necessary site-specific reports that identify measures to protect archaeological resources during construction. Prior to ground-disturbing activities, the applicant is responsible for implementing site-specific recommendations to protect archaeological resources. If unknown archaeological resources are discovered during ground-disturbing activities, implement measures outlined in	During the development review process, the applicant shall submit any site-specific reports and protection/avoidance measures to the City for review. All protection/avoidance measures shall be printed on all construction documents,	Community Development Director

General Plan Policies and Specific Plan Requirements	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
	Specific Plan Requirement 10.3.2-4.	contracts, and project plans.	
General Plan Policy L-1.10f: Continue to condition projects to halt all ground-disturbing activities when unusual amounts of shell or bone, isolated artifacts, or other similar features are discovered. Retain an archaeologist to determine the significance of the discovery. Mitigation of discovered significant cultural resources shall be consistent with Public Resources Code Section 21083.2 to ensure protection of the resource.	During construction, the applicant is responsible for halting all ground-disturbing activities when unusual amounts of shell or bone, isolated artifacts, or other similar features are discovered, and retain a qualified archaeologist to determine the significance.	The retention of a qualified archaeologist to determine significance of encountered cultural resources during construction and compliance with Public Resources Code Section 21083.2 shall be printed on all construction documents, contracts, and project plans.	Community Development Director
Specific Plan Requirement 10.3.2-3: Archaeological Literature Review. For any new proposed development or improvements within Moffett Park, an archaeological literature review shall be completed at the Northwest Information Center of the California Historical Resources Information System. If the site, prior to development, contains any visible soils, a field inspection shall also be conducted. Recommendations for additional archaeological efforts beyond these initial studies shall be commensurate with the scale of the project and range of proposed impacts. Development shall include subsurface exploration and monitoring as warranted by a qualified archaeologist.	During the development review process, the applicant is responsible for funding a qualified archeologist to complete an archaeological literature review as described in Requirement 10.3.2-3.	During the development review process, the applicant shall submit the archaeological report to the City for review. All avoidance and protection measures shall be printed on all construction documents, contracts, and project plans.	Community Development Director

General Plan Policies and Specific Plan Requirements	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
Specific Plan Requirement 10.3.2-4: Finding of Archaeological Deposits or Materials. If buried, or previously unrecognized archaeological deposits or materials of any kind are inadvertently exposed during any monitoring work, 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. Construction and potential impacts to the area(s) within a radius determines by the archaeological shall not recommence until the assessment is complete.	If archaeological materials are discovered during construction, the applicant is responsible for ceasing work and having a qualified archeologist assess the find as described in Requirement 10.3.2-4.	This requirement shall be printed on all construction documents, contracts, and project plans.	Community Development Director
Specific Plan Requirement 10.3.2-5: Finding of Human Remains During Excavation. 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 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.	If human remains are discovered during construction, applicant is responsible for ceasing work and notifying the Santa Clara County Coroner, as described in Requirement 10.3.2-5.	This requirement shall be printed on all construction documents, contracts, and project plans.	Community Development Director
ENERGY			
Impact EN-1: The project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. **(Less than Significant Impact)**			
Specific Plan Requirement DS-5.4: Provide the use of vegetation at the site and building level to provide natural shade, reduce energy consumption, reduce reliance on indoor climate control systems, and address urban heat island effects.	During the development review process, the applicant is responsible for designing their project to provide vegetation such as shade trees and landscaping to reduce energy consumption and urban heat island effect per this requirement.	All design measures shall be printed on all construction documents, contracts, and project plans and submitted to the City.	Community Development Director

General Plan Policies and Specific Plan Requirements	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
GEOLOGY AND SOILS			
Impact GEO-6: The project would not directly or indirectly destroy a unique paleontological resource or site or unique geological feature. **(Less than Significant Impact)**			
Specific Plan Requirement 10.3.2-6: Fossil Review. Future development projects involving excavation at depths of eight feet or greater, shall retain a qualified paleontologist to inspect cuts more than eight feet deep for fossils at all times during original grading. In the event paleontological resources are discovered, all work within 25 feet of the find shall be halted and a Principal Paleontologist (M.S. or PhD in paleontology or geology familiar with paleontological procedures and techniques) shall evaluate the find and prepare a Paleontological Resource Mitigation (PRM) plan. As part of the PRM plan, discovered fossil(s), along with copies of all pertinent field notes, photos, and maps, shall be deposited in a scientific institution with paleontological collections. A final report documenting any found resources, their recovery, and disposition shall be prepared and filed with the local repository and the City.	The applicant is responsible for retaining a qualified paleontologist. In the event resources are discovered during construction, the applicant is responsible for stopping work and having the qualified paleontologist to evaluate the find and prepare a PRM plan.	This requirement shall be printed on all construction documents, contracts, and project plans. In the event resources are discovered and a PRM Plan is required, applicant shall submit the plan and a final report to the City and local repository prior to issuance of building occupancy permits.	Community Development Director
GREENHOUSE GAS EMISSIONS			
Impact GHG-1: The project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. **(Significant and Unavoidable Impact)**			
Specific Plan Requirement 8.3.3-4: Electric vehicle parking. The number, design, and infrastructure for electric vehicle parking shall be provided per Table 15 of the Specific Plan or CALGreen Tier 2, whichever is more stringent.	During the development review process, the applicant is responsible for ensuring the project complies with CALGreen Tier 2 electric vehicle parking requirements.	Electric vehicle parking and infrastructure shall be printed on all construction documents, contracts, and project plans.	Community Development Director

General Plan Policies and Specific Plan Requirements	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
Specific Plan Requirement 10.4-20: Develop solid waste minimization programs that include increased rates of recycling, composting of food, and reuse of construction materials.	The City is responsible for developing the programs described in Requirement 10.4-20.	On-going	Community Development Director
Impact GHG-2: The project would conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. **(Significant and Unavoidable Impact)**			
General Plan Policy EM-2.1: Lower overall water demand through the effective use of water conservation programs in the residential, commercial, industrial and landscaping arenas.	The City is responsible for implementation of water conservation programs in this policy.	On-going	Environmental Services Department
Specific Plan Requirement 10.6: Update Specific Plan policies and implement measures on a regular basis (e.g., every five years) to measure progress and incorporate new measures to progress toward achieving carbon neutrality. Future updates to the Specific Plan would address the goals of new local and state plans (e.g., state's upcoming scoping plan) to achieve GHG emissions reductions as well as new methods to more accurately model GHG emissions and implement innovative measures or project designs.	The City is responsible for updating the Specific Plan policies on a regular basis to encompass new methods to help progress towards carbon neutrality	On-going	Community Development Director
HAZARDS AND HAZARDOUS MATERIALS			
Impact HAZ-2: The project would not create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment. **(Less than Significant Impact)**			
Specific Plan Requirement 10.3.1-1: Environmental Site Assessment. For any renovation, modification, or redevelopment of a property within Moffett Park that includes subsurface disturbance and requires City review, a property-specific Phase I Environmental Site Assessment (ESA) shall be completed in accordance with American Society for Testing and Materials (ASTM) Standard Designation E 1527-13 (or the standard that is effective at the time the Phase I ESA is completed) to identify Recognized Environmental Conditions, evaluate the property history, and establish if the property has been or is likely to have environmental impacts. The City or its designated environmental professional shall review the Phase I ESA to determine if additional investigation is required based on currently available information, which may supersede the designated property's risk value.	During the development review process, the applicant is responsible for funding for a qualified professional to prepare a Phase I Environmental Site Assessment consistent with the requirements described in Requirement 10.3.1-1.	The Phase I ESA shall be prepared during the development review process and submitted to the City for review and approval.	Community Development Director

General Plan Policies and Specific Plan Requirements	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
Specific Plan Requirement 10.3.1-2: Site Management Plan. At properties with known or suspected minor environmental impacts that can be addressed safely and effectively during subsurface disturbance activities, a Site Management Plan (SMP) shall be prepared prior to development activities to establish management practices for handling contaminated soil, soil vapor, groundwater, or other materials during construction activities. Subsurface sampling shall be compared to then-current DTSC, Water Board, or US EPA screening levels for the proposed land use and background levels to determine if risk is present. The SMP shall also address management of site risks and previously unknown conditions during earthwork activities in areas where impacted soil, soil vapor, and/or groundwater are present or suspected. Recommendations for elements to be included in site-specific Health and Safety Plans (HSPs), to be prepared by individual contractors for their employees' safety based on their work scope, may also be included in the SMP. Worker training requirements and health and safety shall be described in the SMP. The SMP shall be reviewed and approved by a qualified environmental regulatory agency such as California Department of Toxic Substances Control (DTSC), San Francisco Bay Regional Water Quality Control Board (RWQCB), or Santa Clara County Department of Environmental Health (SCCDEH).	Prior to issuance of demolition, grading, and building permits, the applicant is responsible for having a qualified professional prepare an SMP and HSP per Requirement 10.3.1-2. Prior to construction-related earthwork activities, applicant is responsible for implementing a SMP for sites with known or suspected minor environmental impacts as described in Requirement 10.3.1-2.	The SMP shall be submitted to the City, and to the qualified environmental review regulatory agency for review and approval (e.g., DTSC, San Francisco RWQCB, or SCCDEH). Compliance with the SMP and HSP shall be printed on all construction documents, contracts, and project plans.	Community Development Director; qualified environmental review regulatory agency (e.g., DTSC, San Francisco RWQCB, or SCCDEH)
Specific Plan Requirement 10.3.1-3: Phase II Environmental Site Assessment. At properties with known or suspected environmental impacts that require additional investigation prior to subsurface disturbance activities, a Phase II ESA shall be prepared and implemented prior to development activities to determine the nature and extent of impacts. The Phase II ESA shall be reviewed and approved by a qualified environmental regulatory agency such as DTSC, RWQCB, or SCCDEH. Consideration should be given to obtaining approval for an investigation plan from the oversight agency prior to completing the Phase II investigation. The scope of work shall include soil, groundwater, and/or soil vapor sampling in areas of potential concern to evaluate if site-specific measures are needed to protect the health and safety of property occupants and construction workers. For example, for projects located on land historically used for agricultural, weed abatement, or related activities, the potential for elevated levels of organochlorinated pesticides shall be addressed. For projects located within proximity to SR 237, the potential for ADL contamination shall be	During the development review process, if the Phase I ESA identifies known or suspected environmental impacts that require additional investigation prior to ground disturbance activities, the applicant is responsible for funding for a qualified professional to complete a Phase II ESA as described in Requirement 10.3.1-3.	The Phase II ESA, if warranted, shall be submitted to the City and regulatory agency (such as DTSC, RWQCB, or SCCDEH) for review during the development review process. Measures identified in the Phase II ESA to prevent, avoid, and/or remediate contamination shall be printed on all construction	Community Development Director; qualified environmental review regulatory agency such as DTSC, RWQCB, or SCCDEH

General Plan Policies and Specific Plan Requirements	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
addressed. Field techniques that may be employed under include but are not limited to: o Collecting samples of soil, soil vapor, groundwater, sediment, indoor air, outdoor air, and other media of interest for laboratory analysis; o Drilling using methods such as direct-push, hollow-stem auger, vibracore, air rotary, and mud rotary; o Trenching, potholing, and excavating; o Constructing temporary or permanent soil vapor or groundwater wells or sampling points; and o Profiling geologic, hydrologic, geophysical, and chemical parameters of the subsurface using invasive and noninvasive tools.		documents, contracts, and project plans.	
Specific Plan Requirement 10.3.1-4: Remediation and/or Management Measures. At properties with known environmental impacts that must be addressed to make the property compatible with its future use, appropriate remediation and/or management measures must be implemented under the oversight and to the satisfaction of a qualified environmental regulatory agency such as DTSC, RWQCB, or SCCDEH. Contaminants are considered adequately remediated if levels are at or below the current DTSC, Water Board, or US EPA cleanup levels or background levels. Remediation techniques may include but are not limited to excavation, extraction, bioremediation, oxidation, reduction, phytoremediation, and thermal treatment. Management measures may include engineering and administrative controls such as but not limited to impermeable surface caps, vapor intrusion mitigation systems, permeable reactive barriers, land use covenants, and deed restrictions. Field techniques that may be employed under include but are not limited to: o Excavation, extraction, or removal of impacted material for off-site disposal or temporary on-site storage or treatment; o Ex-situ (i.e., above-ground) treatment of impacted material via physical and/or chemical processing; and o In-situ (i.e., below-ground) treatment of impacted material via intrusive physical and/or chemical processing. These field techniques include those currently known and used (e.g., dig-and-haul, landfarming, groundwater and soil vapor extraction and treatment, subsurface injection, etc.) and those that will become state of the art in the future. Prior to the issuance of building permits, the applicant shall	Prior to issuance of building permits, the applicant is responsible for providing documentation to the City that hazardous materials do not exist on the site or that the proposed construction and use of the site are approved by the qualified environmental oversight agency (e.g., RWQCB, DTSC or SCCDEH). During construction of the project, the applicant is responsible for implementing appropriate remediation and/or management measures under the oversight and to the satisfaction of the qualified environmental regulatory agency.	The applicant shall submit documentation demonstrating that hazardous materials do not exist on the site or that the proposed construction and use of the site are approved by the environmental oversight agency with jurisdiction that meets the requirements of Health and Safety Code Section 101480 to the City.	Community Development Director

General Plan Policies and Specific Plan Requirements	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
demonstrate that hazardous materials do not exist on the site or that the proposed construction and use of the site are approved by the environmental oversight agency with jurisdiction that meets the requirements of Health and Safety Code Section 101480.			
Specific Plan Requirement 10.3.1-5: Dewatering Management Plan. For future development projects that require dewatering, a Dewatering Management Plan shall be prepared to determine how the dewatering activities will affect local groundwater quality, especially regarding movement of known or interpolated contaminated groundwater plumes. The Dewatering Management Plan also shall include protocols to evaluate extracted water quality and perform proper disposal of the water. Compliance with permitting requirements shall be described if required by the disposal method. The Dewatering Management Plan shall be prepared by a California Certified Hydrogeologist and approved by a qualified environmental regulatory agency such as DTSC, RWQCB, or SCCDEH.	For projects requiring dewatering, prior to issuance of demolition, grading, and building permits, applicant is responsible for funding for a California Certified Hydrogeologist to prepare a Dewatering Management Plan as described by Requirement 10.3.1-5. The applicant is responsible for implementing the measures identified in the plan during construction.	The applicant shall submit the Dewatering Management Plan to the qualified environmental regulatory agency (e.g., DTSC, RWQCB, or SCCDEH), and to the City. Compliance with the Dewatering Management Plan shall be printed on all construction documents, contracts, and project plans.	Community Development Director
Specific Plan Requirement 10.3.1-6: Asbestos Survey. Prior to issuance of demolition permits, an asbestos survey shall be completed on all structures proposed for demolition that are known or suspected to have been constructed prior to 1978 in accordance with National Emission Standards for Hazardous Air Pollutants (NESHAP) guidelines. NESHAP guidelines require the removal of potentially friable asbestos-containing materials (ACMs) prior to building demolition or renovation that may disturb the ACM.	Prior to issuance of demolition permits, the applicant is responsible for preparing an asbestos survey as described by Requirement 10.3.1-6.	The applicant shall submit the asbestos survey to the City.	Community Development Director
Specific Plan Requirement 10.3.1-7: Lead-Based Paint Survey. Prior to issuance of a demolition permit, a lead-based paint (LBP) survey shall be completed on all structures proposed for demolition that are known or suspected to have been constructed prior to 1978. If LBP is identified, then	Prior to issuance of a demolition permit, the applicant is responsible for preparing a LBP	The applicant shall submit the LBP survey to the City.	Community Development Director

<table>
<tr><th>General Plan Policies and Specific Plan Requirements</th><th>Timeframe and Responsibility for Implementation</th><th>Method of Compliance</th><th>Oversight of Implementation</th></tr>
<tr><td>federal and state construction worker health and safety regulations shall be followed during renovation or demolition activities. If loose or peeling LBP is identified at the building, it shall be removed by a qualified lead abatement contractor and disposed of in accordance with existing hazardous waste regulations. Requirements set forth in the CCR Title 8, Section 1532.1 shall be followed during demolition activities, including employee training, employee air monitoring, and dust control. Any debris or soil containing LBP or coatings shall be disposed of at landfills that meet acceptance criteria for the waste being disposed.</td><td>survey as described by Requirement 10.3.1-7.</td><td></td><td></td></tr>
<tr><td>Special Plan Requirement 10.3.1-8: Imported Soil Testing. Prior to issuance of building permits, any development project within Moffett Park that includes the importation of soil shall conduct proper sampling to ensure that the imported soil is free of contamination. Imported materials shall be characterized according to the DTSC’s 2001 Information Advisory Clean Imported Fill Material.</td><td>For projects requiring soil importation, prior to the issuance of building permit, the applicant is responsible for conducting sampling of the imported soil.</td><td>The applicant shall submit the soil sampling results to the City.</td><td>Community Development Director</td></tr>
<tr><td colspan="4">HYDROLOGY AND WATER QUALITY</td></tr>
<tr><td colspan="4">Impact HYD-3: The project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or impede or redirect flood flows. (Less than Significant Impact)</td></tr>
<tr><td>Specific Plan Chapter 5.2.3, Standard 2: Development shall comply with paving area maximums in Table 6 in the Specific Plan. Maximum area is based on net parcel areas excluding publicly accessible open spaces and complete street easements and dedications. Paving area includes any paved or hardscaped area used for vehicular circulation and parking of vehicles.
<table>
<tr><th>District</th><th>Building Area</th><th>Paving Area</th></tr>
<tr><td>MP-AC</td><td>100% Maximum</td><td>10% Maximum</td></tr>
<tr><td>MP-R</td><td>70% Maximum</td><td>15% Maximum</td></tr>
<tr><td>Non-Residential Development Inside Fine Grain Core</td><td>80% Maximum</td><td>15% Maximum</td></tr>
<tr><td>Non-Residential Development Outside Fine Grain Core</td><td>70% Maximum</td><td>25% Maximum</td></tr>
</table></td><td>Prior to issuance of the demolition, grading, and/or building permits, the applicant is responsible for ensuring paving area maximums are met as described in Specific Plan Chapter 5.2.3 Standard 2.

During the development review process, the City is responsible for ensuring project compliance with this standard.</td><td>This standard shall be printed on all construction documents, contracts, and project plans.</td><td>Community Development Director</td></tr>
</table>

General Plan Policies and Specific Plan Requirements	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
	During construction, applicant and its contractors shall be responsible for implementing the applicable paving area maximums.		
NOISE AND VIBRATION			
Impact NOI-1: The project would not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. **(Less than Significant Impact)**			
General Plan Policy SN-8.4: Prevent significant noise impacts from new development by applying state noise guidelines and Sunnyvale Municipal Code noise regulations in the evaluation of land use issues and proposals.	During the development review process, the City is responsible for ensuring project compliance with this policy.	All measures required for compliance shall be printed on all construction documents, contracts, and project plans.	Community Development Director
General Plan Policy SN-8.5: Comply with Figure 6-5 "State of California Noise Guidelines for Land Use Planning" for the compatibility of land uses with their noise environments, except where the City determines that there are prevailing circumstances of a unique or special nature.	During the development review process, the applicant is responsible for demonstrating compliance with Figure 6-5.	The applicant shall submit adequate documentation showing compliance with Figure 6-5 to the City.	Community Development Director
General Plan Policy SN-8.6: Use Figure 6-6, "Significant Noise Impacts from new Development on Existing Land Use" to determine if proposed development results in a "significant noise impact" on existing development.	During the development review process, the applicant is responsible for providing adequate documentation (such as an acoustical analysis prepared by a qualified acoustical consultant) that assesses whether the project would result in a significant noise impact and measures to reduce the impact to a less than significant level.	The applicant shall provide adequate documentation to the City for review.	Community Development Director

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General Plan Policy SN-8.9: Consider techniques which block the path of noise and insulate people from noise.	During the development review process, the applicant is responsible for implementation of this policy.	All measures shall be printed on all construction documents, contracts, and project plans.	Community Development Director
General Plan Policy SN-9.1: Regulate land use operation noise.	During the development review process, the City is responsible for implementation of this policy.	All measures required for compliance shall be printed on all construction documents, contracts, and project plans.	Community Development Director
General Plan Policy SN-9.3: Apply conditions to discretionary land use permits which limit hours of operation, hours of delivery and other factors which affect noise.	During the development review process, the City is responsible for implementing this policy.	All conditions shall be printed on all construction documents, contracts, and project plans.	Community Development Director
Specific Plan Requirement 10.3.4-1: Construction Noise Measures. Future development projects shall implement site-specific noise attenuation measures during construction to reduce the generation of construction noise and vibration. These measures shall be included in a Noise Control Plan that shall be submitted for review and approval by the City prior to issuance of demolition, grading, and/or building permits. Measures specified in the Noise Control Plan and implemented during construction shall include the following noise control strategies: o Equipment and trucks used for construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds). o Impact tools (e.g., jackhammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools.	Prior to issuance of the demolition, grading, and/or building permits, the applicant is responsible for preparing a noise control plan pursuant to Requirement 10.3.4-1 and submitting the plan to the City for review and approval. During construction, applicant and its contractors shall be responsible for implementing the noise control plan.	Compliance with the noise control plan shall be printed on all construction documents, contracts, and project plans.	Community Development Director

General Plan Policies and Specific Plan Requirements	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
○ Stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or include other measures. ○ Noise and vibration reducing pile-driving techniques shall be implemented during construction and shall be monitored to ensure no damage to nearby structures occurs (i.e., vibrations above PPVs of 0.25 in/sec at nearby structures). These techniques shall include: ▪ Installing intake and exhaust mufflers on pile-driving equipment. ▪ Vibrating piles into place when feasible, and installing shrouds around the pile-driving hammer where feasible ▪ Implementing "quiet" pile-driving technology (such as pre-drilling of piles and the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions ▪ Using cushion blocks to dampen impact noise, if feasible based on soil conditions ▪ At least 48 hours prior to pile-driving activities, notifying building owners and occupants within 600 feet of the project area of the dates, hours, and expected duration of such activities ○ Prohibit unnecessarily idling of internal combustion engines. ○ Construction staging areas shall be established at locations that create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. Material stockpiles, as well as maintenance/equipment staging and parking areas, shall be located as far as feasible from residential receptors. ○ Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site. ○ Where feasible, temporary power service from local utility companies shall be used instead of portable generators. ○ Locate cranes as far from adjoining noise-sensitive receptors as possible. ○ During final grading, substitute graders for bulldozers, where feasible. Wheeled heavy equipment are quieter than track equipment and should be used where feasible. ○ Maintain smooth vehicle pathways for trucks and equipment accessing the site, and avoid local residential neighborhoods as much as possible.			

General Plan Policies and Specific Plan Requirements	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
○ During interior construction, the exterior windows facing noise-sensitive receptors should be closed. ○ During interior construction, locate noise-generating equipment within the building to break the line-of-sight to the adjoining receptors. ○ The contractor shall prepare a detailed construction schedule for major noise-generating construction activities (including pile driving, removal of existing structures; site grading and excavation; installation of utilities; construction of building foundations, cores, and shells; paving; and landscaping). 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. ○ 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.			
Specific Plan Requirement 10.3.4-2: Operational Noise. Prior to the issuance of building permits, a qualified acoustical consultant shall be retained to review mechanical equipment systems during final design of future projects. The consultant shall review selected equipment and determine specific noise reduction measures necessary to reduce noise to comply with the City's noise level requirements (including SMC Section 19.42.030 requires that operational noise not exceed 75 dBA along the property line, and that the noise levels not exceed 60 dBA during daytime hours or 50 dBA during nighttime hours at any point on adjacent residential properties). Noise reduction measures could include, but are not limited to, selection of equipment that emits low noise levels and/or installation of noise barriers, such as enclosures and parapet walls, to block the line-of-sight between the noise source and the nearest receptors. Additionally, enclosures and interior wall treatments shall be considered to reduce noise exposure within the on-site units. Alternate measures may include locating equipment in less noise-sensitive areas, where feasible. The specific equipment shall be included on the approved building permit plan set.	Prior to issuance of the building permit, the applicant is responsible for hiring a qualified acoustical consultant to review equipment systems pursuant to Requirement 10.3.4-2 and submitting the plans with the appropriate noise reduction measures to the City for review and approval. During construction, applicant and its contractors shall be responsible for implementing the measures.	Noise reduction measures identified by the acoustical consultant shall be printed on all construction documents, contracts, and project plans.	Community Development Director

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Impact NOI-2: The project would not result in generation of excessive groundborne vibration or groundborne noise levels. **(Less than Significant Impact)**			
Specific Plan Requirement 10.3.4-3: Heavy Vibration-Generating Construction Equipment. Prohibit the use of heavy vibration-generating construction equipment within 25 feet of residences and hotels/motels. Use a smaller vibratory roller, such as the Caterpillar model CP433E vibratory compactor, when compacting materials within 25 feet of residences and hotels/motels adjoining the site.	During construction, the applicant and its contractors shall be responsible for implementing Requirement 10.3.4-3 as applicable.	This requirement shall be printed on all construction documents, contracts, and project plans, as applicable.	Community Development Director
Specific Plan Requirement 10.3.4-4: Dropping Heavy Equipment. Avoid dropping heavy equipment within 25 feet of residences and hotels/motels. Use alternative methods for breaking up existing pavement, such as a pavement grinder, instead of dropping heavy objects within 25 feet of residences and hotels/motels adjoining the site.	During construction, the applicant and its contractors shall be responsible for implementing Requirement 10.3.4-4 as applicable.	The requirement shall be printed on all construction documents, contracts, and project plans, as applicable.	Community Development Director
Specific Plan Requirement 10.3.4-5: Pile-Driving Techniques. Noise and vibration reducing pile-driving techniques shall be employed during construction and monitored to ensure no damage to nearby structures occurs (i.e., vibrations above PPVs of 0.25 in/sec at nearby structures). These techniques shall include: o Installing intake and exhaust mufflers on pile-driving equipment o Vibrating piles into place when feasible, and installing shrouds around the pile-driving hammer where feasible o Implementing "quiet" pile-driving technology (such as pre-drilling of piles and the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions o Using cushion blocks to dampen impact noise, if feasible based on soil conditions o At least 48 hours prior to pile-driving activities, notifying building owners and occupants within 600 feet of the project area of the dates, hours, and expected duration of such activities	During construction, the applicant and its contractors shall be responsible for implementing Requirement 10.3.4-5 as applicable.	The requirement shall be printed on all construction documents, contracts, and project plans, as applicable.	Community Development Director

General Plan Policies and Specific Plan Requirements	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
Specific Plan Requirement 10.3.4-6: Heavy Equipment Communications. The contractor shall alert heavy equipment operators to the proximity of the adjacent structures so they can exercise extra care.	During construction, the applicant and its contractors shall be responsible for implementing Requirement 10.3.4-6.	This requirement shall be printed on all construction documents, contracts, and project plans.	Community Development Director
Specific Plan Requirement 10.3.4-7: Construction Vibration Monitoring, Treatment, and Reporting Plan. For projects requiring impact or vibratory pile driving, a Construction Vibration Monitoring, Treatment, and Reporting Plan shall be implemented to document conditions prior to, during, and after vibration-generating construction activities. All plan tasks shall be undertaken under the direction of a licensed Professional Structural Engineer in the State of California and be in accordance with industry-accepted standard methods. The construction vibration monitoring plan shall include, but not be limited to, the following measures: o Document conditions at all structures located within 100 feet of pile driving activities and at historic structures located within 275 feet of pile driving activities prior to, during, and after vibration-generating construction activities. All plan tasks shall be undertaken under the direction of a licensed Professional Structural Engineer in the State of California and be in accordance with industry-accepted standard methods. Specifically: ▪ Vibration limits shall be applied to vibration-sensitive structures located within 100 feet of any high impact construction activities, such as pile driving, and 275 feet of historic buildings. ▪ Performance of a photo survey, elevation survey, and crack monitoring survey for each structure of normal construction within 100 feet of any high impact construction activities and each historic structure within 275 feet of pile driving activities. Surveys shall be performed prior to any construction activity, in regular intervals during construction, and after project completion, and shall include internal and external crack monitoring in structures, settlement, and distress, and shall document the condition of foundations, walls and other structural elements in the interior and exterior of said structures.	Prior to issuance of the demolition permit, the applicant is responsible for preparing a Construction Vibration Monitoring, Treatment, and Reporting Plan pursuant to Requirement 10.3.4-1 and submitting the plan to the City for review and approval. During construction, the applicant and its contractors shall be responsible for implementing the measures in the noise control plan.	The applicant shall submit the Construction Vibration Monitoring, Treatment, and Reporting Plan to the City for approval. All measures in the construction vibration monitoring plan shall be printed on all construction documents, contracts, and project plans.	Community Development Director

General Plan Policies and Specific Plan Requirements	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
○ Develop a vibration monitoring and construction contingency plan to identify structures where monitoring would be conducted, set up a vibration monitoring schedule, define structure-specific vibration limits, and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. Construction contingencies shall be identified for when vibration levels approached the limits. ○ At a minimum, vibration monitoring shall be conducted during all pile driving activities. ○ If vibration levels approach limits, suspend construction, and implement contingency measures to either lower vibration levels or secure the affected structures. ○ Designate a person responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site. ○ Conduct a post-construction survey on structures where either monitoring has indicated high vibration levels or complaints of damage has been made. Make appropriate repairs or compensation where damage has occurred as a result of construction activities.			
Impact NOI-3: The project would be located within the vicinity of an airport land use plan; however, the project would not expose people residing or working in the project area to excessive noise levels. **(Less than Significant Impact)**			
Specific Plan Requirement 10.3.4-8: CLUP Noise Levels. Future developments under the Specific Plan exposed to conditionally acceptable and generally unacceptable aircraft noise levels, as defined by the Moffett Federal Airfield CLUP, shall complete a detailed noise analysis that includes the required noise reduction measures and noise insulation features included in the design to ensure compatibility with the CLUP noise standards.	Prior to issuance of the demolition, grading, and building permits, the applicant is responsible for preparing a noise analysis as described in Requirement 10.3.4-8.	The applicant shall submit the noise analysis to the City for approval. All required noise reduction measures and noise insulation features shall be printed on all construction documents, contracts, and project plans.	Community Development Director

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UTILITIES & SERVICE SYSTEMS			
Impact UTL-2: The project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. **(Less than Significant Impact)**			
Specific Plan Policy IU-3.2: Prioritize water conservation and the use of recycled water for all outdoor, non-drinkable uses, including in street, open spaces, and landscaped areas.	During project design, the applicant is responsible for incorporating water conservation and the use of recycled water as described in Specific Plan Policy IU-3.2.	All measures shall be printed on all construction documents, contracts, and project plans. Applicant shall submit the noise analysis to the City for approval.	Community Development Director
Specific Plan Policy IU-3.5: Require new development to provide recycled water infrastructure in new streets, connect to the recycled water system, and use recycled water for outdoor water use at a minimum.	During project design, the applicant is responsible for incorporating recycled water infrastructure as described in Specific Plan Policy IU-3.5.	All measures shall be printed on all construction documents, contracts, and project plans.	Community Development Director

Sources:

City of Sunnyvale. *Draft EIR Moffett Park Specific Plan.* SCH No. 2021080338. December 2022.

City of Sunnyvale. *Final EIR Moffett Park Specific Plan.* SCH No. 2021080338. March 2023.

City of Sunnyvale. *Errata to Moffett Park Specific Plan EIR.* June 12, 2023.