

MITIGATION MONITORING AND REPORTING PROGRAM

In compliance with CEQA Guidelines § 15097 (a), when significant effects are identified in an EIR, the Lead Agency is required to adopt a program for reporting or monitoring mitigation measures that were adopted or made conditions of approval for the proposed project. The monitoring program is designed to ensure that the mitigation measures and project revisions identified in the EIR are implemented. Moreover, the monitoring program is designed to ensure that mitigation measures to be monitored or the subject of reporting are fully enforceable through permit conditions or defined agreements.

Applicable mitigation measures of the certified, program-level Moffett Park Specific Plan EIR are included as Appendix A to this document.

THIS PAGE INTENTIONALLY LEFT BLANK

Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
4.1 Aesthetics			
Mitigation Measure 4.1-3a: Glare Reduction. Glare Reduction: All exterior windows and glass used on building surfaces shall be non-reflective or treated with a non-reflective coating.	Project Applicant shall submit building plans for review and approval.	Community Development Department (Planning Division)	Prior to issuance of building permits.
Mitigation Measure 4.1-3b: Exterior Lighting Location Requirements. Exterior Lighting Location Requirements: All exterior lighting proposed as part of the Project's required exterior lighting plan shall be constructed and located in such a manner that it cannot be mistaken for airport approach or runway lights by pilots. Exterior lighting shall also be consistent with the City's Bird Safe Building Design Guidelines.	Project Applicant shall submit building plans for review and approval.	Community Development Department (Planning Division)	Prior to issuance of building permits.
4.2 Air Quality			
Mitigation Measure 4.2-1a: BAAQMD Basic and Additional Construction Mitigation Measures. BAAQMD Basic and Additional Construction Mitigation Measures: Prior to issuance of any Grading or Demolition Permit, the City Engineer and the Chief Building Official shall confirm that the Grading Plan, Building Plans, and specifications stipulate that the following basic and enhanced construction mitigation measures shall be implemented: <ul style="list-style-type: none"> Water all active construction areas to maintain 12 percent soil moisture. All grading shall be suspended when winds exceed 20 miles per hour. 	Project Applicant shall submit plans for review and approval. Construction contractor implements measures during construction.	Community Development Department (Planning Division)	Prior to issuance of any grading or demolition permit.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
<ul style="list-style-type: none"> All haul trucks transporting soil, sand, or other loose material off-site shall be covered. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. Hydroseed or apply non-toxic soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more). Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). 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. Install sandbags or other erosion control measures to prevent silt runoff to public roadways. Wind breaks and perimeter sand bags shall be used to minimize erosion. The amount of simultaneously disturbed surface shall be minimized as much as possible. Site access points from public roadways shall be paved or treated to prevent track-out. Replace vegetation in disturbed areas as quickly as possible. All vehicle speeds on unpaved roads shall be limited to 15 mph. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Idling times shall be minimized either by shutting equipment off when not in use or 			

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
<p>reducing the maximum idling time to two minutes. Clear signage shall be provided for construction workers at all access points.</p> <ul style="list-style-type: none"> All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. Post a publicly visible sign with the telephone number and person to contact at the City regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations. 			
<p>Mitigation Measure 4.2-1b: BAAQMD Architectural Coatings Mitigation Measures. Prior to issuance of any Building Permit, the Chief Building Official and Project LEED Accredited Professional shall confirm that the Building Plans and specifications include the following BAAQMD additional construction mitigation measures:</p> <ul style="list-style-type: none"> Use low volatile organic compounds (VOC) (i.e., reactive organic gases [ROG] coatings beyond the BAAQMD requirements [i.e., Regulation 8, Rule 3: Architectural Coatings]). VOC content of architectural coatings shall not exceed 50 grams per liter during Project construction. 	Project Applicant shall submit plans for review and approval.	Community Development Department (Planning Division)	Prior to issuance of any building permit.
<p>Mitigation Measure 4.2-1c: NO_x Reduction Measures: The following measures shall be implemented during construction to reduce NO_x</p>	Project Applicant shall submit plans for review and approval.	Community Development Department (Planning Division)	Prior to issuance of any building permit.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
<p>related emissions. They shall be included in the Grading Plan, Building Plans, and contract specifications. Contract specification language shall include the following:</p> <ul style="list-style-type: none"> All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NO_x.¹ All contractors shall use equipment that meets the California Air Resources Board's most recent certification standard for off-road heavy duty diesel engines. The idling time of diesel powered construction equipment shall be minimized to two minutes. The Project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction Project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NO_x reduction and 45 percent PM reduction compared to the most recent California Air Resources Board fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available. Utilize existing power sources (i.e., electrical power) when available. This measure would 			

¹ Best Available Control Technology (BACT) is defined as technology, verified by CARB, for an off-road vehicle that achieves reductions in emissions at the highest applicable classification level for diesel emission control strategies. A summary of CARB-verified diesel emission control strategies may be found at <http://www.arb.ca.gov/diesel/verdev/vt/cvt.Htm>. Where this policy requires BACT, this requirement can be satisfied by a factory installed equivalent device, such as a diesel particulate filter.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
minimize the use of higher polluting gas or diesel generators.			
4.3 Biological Resources			
Mitigation Measure 4.3-4(a): Bird Safe Design Guidelines. Prior to the issuance of any building permits, the Project applicant shall demonstrate to the satisfaction of the City Community Development Director, that the proposed building design incorporates appropriate design features included in the City's Bird Safe Building Design Guidelines, so long as they do not conflict with the Project objective of constructing an energy efficient building designed to meet LEED Platinum certification. In addition, the applicant will be required to work with the future tenants to implement a "Lights Out" Program. A Lights Out program encourages building owners, managers and tenants to ensure that any and all unnecessary lighting is turned off during specific months of the year during peak bird migratory periods, such as the program sponsored by the Golden Gate Audubon Society.	Project Applicant shall submit building plans for review and approval.	Community Development Department (Planning Division)	Prior to issuance of building permits.
Mitigation Measure 4.3-4(b): Migratory Birds and Raptors. Prior to the issuance of Grading Plans or improvement plans, the Project applicant shall demonstrate to the satisfaction of the Community Development Director that the following notes are shown on the grading and improvement plans: All tree and building removal and initial grading of the site shall occur outside of the migratory bird and raptor breeding season (August 16 through February 28) unless the following requirements are implemented: <ul style="list-style-type: none"> If construction activities are scheduled to occur 	Project Applicant shall submit construction plans for review and approval. Project Applicant retains qualified biologist to conduct surveys subject to City approval.	Community Development Department (Planning Division) Community Development Department (Building Safety Division), biologist	Prior to issuance of a grading permit or approval of improvement plans. Prior to commencement of grading or construction.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
<p>during the breeding season for non-special-status species (generally between March 1 and August 15), a qualified wildlife biologist shall be retained to conduct the following focused nesting surveys, as follows:</p> <ul style="list-style-type: none"> • Tree surveys shall be conducted within the Project site to look for nesting non-special-status migratory birds and raptors. • In addition, surveys of all buildings shall be conducted to look for nesting non-special-status migratory birds and raptors. • The surveys shall be conducted between March 1 and August 15 and within one week prior to initiation of construction activities. A summary report of the survey findings shall be submitted to the satisfaction of the Community Development Director. If no active nests are detected during surveys, then no additional mitigation is required. • If construction activities are scheduled to occur during the breeding season (generally between March 1 and August 15), and if surveys indicate that migratory bird or raptor nests are found in any areas that would be directly affected by construction activities, a no-disturbance buffer shall be established around the site to avoid disturbance or destruction of the nest site until after the breeding season, or after a wildlife biologist determines that the young have fledged (usually late-June to mid-July). The extent of these buffers shall be determined by a qualified wildlife biologist and shall depend on the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. These factors shall be analyzed in order to make an appropriate decision on buffer distances. A summary report of 			

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
the survey findings with the location of the active nests and required buffer distances shall be submitted to the satisfaction of the Community Development Director.			
Mitigation Measure 4.3-5. Tree Preservation. Prior to the issuance of a grading permit the applicant shall demonstrate, to the satisfaction of the City Community Development Director, that the removal of the protected trees as defined by the City Code has been mitigated through the planting of new trees at a 3:1 ratio on the Final Landscape Plan.	Project Applicant shall submit landscape plans for review and approval.	Community Development Department (Planning Division)	Prior to issuance of building permits.
4.4 Cultural Resources			
Mitigation Measure 4.4-1: Level II Historic American Buildings Survey (HABS): Prior to the issuance of any demolition permit, grading permit, approval or improvement plans, or any other permit authorizing construction on the Project site, the Project Applicant shall submit to the satisfaction of the Community Development Director, a Historic American Buildings Survey (HABS) Level II recordation document prepared for Buildings 150, 151, and 152 of the Lockheed Martin Space Systems Company (LMSSC) Plant One Complex. The HABS documents shall be prepared by a qualified architectural historian, historic architect, or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualification Standards for History, Architectural History, or Architecture, pursuant to 36 CFR 61. The HABS documents shall include a historical narrative on the architecture and history of the buildings; their architect, occupants and the activities conducted within them during their time of occupancy, and shall record the existing appearance of the buildings in professional large format HABS photographs. In addition, any existing	Qualified historic architect or historic preservation professional prepares and submits Level II HABS recordation document.	Community Development Department (Planning Division)	Confirm submittal and approval prior to issuance of demolition permit grading permit, approval or improvement plans, or any other permit authorizing construction on the Project site.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
<p>and available historic photographs as well as design and/or as-built drawings shall be compiled, reproduced, and incorporated into the recordation document. The building exterior, representative interior spaces, character-defining features, as well as the property setting and contextual views shall be documented. All documentation components shall be completed in accordance with the Guidelines for Architectural and Engineering Documentation (HABS standards). Original copies of the report shall be submitted to the National Park Service, the Library of Congress, and the City of Sunnyvale Community Development Department. The HABS Level II recordation document shall consist of the following:</p> <ol style="list-style-type: none"> 1. Drawings: select existing drawings, where available, should be photographed with large-format negatives or photographically reproduced on Mylar. 2. Photographs: photographs with large-format negatives of exterior and interior views, or historic views, where available. 3. Written data: history and description. 			
<p>Mitigation Measure 4.4-2a: Archaeological Monitor. Prior to the issuance of any grading permits or improvement plans, the Project Applicant shall provide to the satisfaction of the Community Development Director a letter of proof that a qualified archaeologist has been retained to monitor the site clearing and grading operations in those areas where buildings will be removed and/or new construction will occur. The consulting archaeologist shall be responsible for the following:</p> <ul style="list-style-type: none"> • Contract with a Native American monitor to be involved with the site clearing and grading operations; 	<p>Qualified cultural resources specialist conducts archaeological monitoring during grading activities to appropriate protocols.</p> <p>Qualified cultural resources specialist submits data recovery plan (if necessary) to the City of Sunnyvale and to the Regional Information Center at Sonoma State University.</p>	<p>Community Development Department (Planning Division)</p> <p>Community Development Department (Planning Division)</p>	<p>Confirm construction monitoring prior to issuance of grading permits or improvement plans.</p> <p>Confirm receipt of materials within approximately one year of completion of the field work.</p>

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
<ul style="list-style-type: none"> The archaeologist shall be present on-site to observe site clearing at a representative sample of building removal areas until he/she is satisfied that there is no longer a potential for finding buried resources; In the event that any potentially significant archaeological resources (i.e., potential historical resources or unique archaeological resources) are discovered, the Project archaeologist shall stop work inside a zone designated by him/her where additional archaeological resources could be found; and, A plan for the evaluation of discovered resources shall be submitted to the Community Development Director for approval. Evaluation normally takes the form of limited hand excavation and analysis of materials and information removed to determine if the resource is eligible for inclusion on the California Register of Historic Resources (CRHR). 			
Mitigation Measure 4.4-2b: Discovery of Archaeological Resources. If prehistoric or historic archaeological resources are encountered during project activities, all work within 25 feet of the discovery should be stopped and a qualified archeologist meeting federal criteria under 36 CFR 61 should be contacted to assess the resources and make recommendations. While prehistoric or historic archaeological resources should be avoided by project activities, if the resources cannot be avoided, they should be evaluated for their potential historic significance in consultation with the City of Sunnyvale. If the resources are recommended to be non-significant, avoidance is not necessary. If the resources are recommended as potentially significant or eligible to the CRHR, they should be	<p>Qualified cultural resources specialist conducts archaeological monitoring during grading activities to appropriate protocols.</p> <p>Qualified cultural resources specialist submits data recovery plan (if necessary) to the City of Sunnyvale and to the Regional Information Center at Sonoma State University.</p>	<p>Community Development Department (Planning Division)</p> <p>Community Development Department (Planning Division)</p>	<p>Confirm construction monitoring prior to issuance of grading permits.</p> <p>Confirm receipt of materials within approximately one year of completion of the field work.</p>

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
avoided. If avoidance is not feasible, project impacts should be mitigated in accordance with the recommendations of the evaluating archaeologist and CEQA Guidelines §15126.4 (b)(3)(C), which require development and implementation of a data recovery plan that would include recommendations for the treatment of the discovered archaeological materials. The data recovery plan should be submitted to the City of Sunnyvale for review and approval. Upon approval and completion of the data recovery program, project construction activity within the area of the find may resume, and the archaeologist will prepare a report documenting the methods of investigation and the findings. The report will be submitted to the City of Sunnyvale. Once the report is reviewed and approved by the City of Sunnyvale, a copy of the report will be submitted to the NWIC.			
Mitigation Measure 4.4-2b: Discovery of Human Remains. In the event that human remains are discovered, the County Coroner, upon recognizing the remains as being of Native American origin, is responsible to contact the NAHC within 24 hours. The Commission has various powers and duties, including the appointment of a Most Likely Descendant (MLD) to the project. The MLD, or in lieu of the MLD, the NAHC, has the responsibility to provide guidance as to the ultimate disposition of any Native American remains. The MLD shall make recommendations to the Community Development Director regarding the method for exposure and removal of human burials and associated grave goods, and shall advise the Community Development Director regarding the place and method of reburial of these materials.	Construction contractor stops work and notifies County Coroner, if human remains are encountered. If remains are of Native American origin, contact Native American Heritage Commission.	Community Development Department (Planning Division), County Coroner, Native American Heritage Commission	Field monitoring during grading.
Mitigation Measure 4.4-3a: Paleontological Monitor. A qualified paleontologist shall be retained	Qualified paleontological resource specialist conducts monitoring during grading activities to	Community Development Department (Planning Division)	Confirm construction monitoring prior to issuance of

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
to monitor the site clearing and grading operations in those areas where buildings will be removed and/or new construction will occur. The paleontologist shall be present on-site to observe site clearing at a representative sample of building removal areas until he/she is satisfied that there is no longer a potential for finding buried resources. In the event that any potentially significant paleontological resources are discovered, the project paleontologist shall stop work inside a zone designated by him/her where additional paleontological resources could be found. A plan for the evaluation of the resource shall be submitted to the Community Development Director for approval.	appropriate protocols. Qualified paleontological resource specialist submits recovery plan (if necessary) to the City of Sunnyvale.	Community Development Department (Planning Division)	grading permits. Confirm receipt of materials within approximately one year of completion of the field work.
Mitigation Measure 4.4-3b: Halt Construction and Evaluate Resource. In the event that a paleontological resource (fossilized invertebrate, vertebrate, plant or micro-fossil) is found during construction, excavation within 50 feet of the find shall be temporarily halted or diverted until the discovery is evaluated. Upon discovery, the Community Development Director shall be notified immediately and a qualified paleontologist shall be retained to document and assess the discovery in accordance with Society of Vertebrate Paleontology's 2010 Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, and determine procedures to be followed before construction is allowed to resume at the location of the find. If the Community Development Director determines that avoidance is not feasible, the paleontologist will prepare an excavation plan for mitigating the project's impact on this resource, including preparation, identification, cataloging, and curation of any salvaged specimens.	Qualified paleontological resource specialist conducts monitoring during grading activities to appropriate protocols. Qualified paleontological resource specialist submits recovery plan (if necessary) to the City of Sunnyvale.	Community Development Department (Planning Division) Community Development Department (Planning Division)	Confirm construction monitoring prior to issuance of grading permits. Confirm receipt of materials within approximately one year of completion of the field work.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
4.5 Geology and Soils			
Mitigation Measure 4.5-1a: Foundations. The proposed 8-story office buildings, and parking structures shall be supported on deep foundations consisting of augured cast-in-place piles. In order to reduce the potential for settlements due to liquefaction impacting pile foundations, each pile shall extend to a depth of at least 50 feet below grade or to the depth determined in the Final Geotechnical Report.	Project Applicant shall submit building plans for review and approval.	Public Works Department (Engineering Services Division)	Prior to issuance of building permits.
Mitigation Measure 4.5-1b: Implement Recommendations of Geotechnical Report. The Project Applicant shall implement all of the recommendations of the Project geotechnical report, and any associated updates or revisions, related to review of plans and specifications for proposed buildings; demolition observation and testing; construction observation and testing; site demolition, clearing, and preparation; subgrade preparation; subgrade stabilization; material for fill; compaction requirements; trench backfill; site drainage; foundations; concrete slabs and pedestrian pavements; vehicular pavements; and retaining walls.	Project Applicant shall submit grading plans for review and approval.	Public Works Department (Engineering Services Division)	Prior to issuance of a grading permit or approval of improvement plans.
Mitigation Measure 4.5-1c: Geological Monitor. A professionally licensed geotechnical engineer shall be retained by the Project Applicant to observe the geotechnical aspects of the grading and earthwork for general conformance with the geotechnical report recommendations, including site preparation, selection of fill materials, and the placement and compaction of fill. The Project plans and specifications shall incorporate all recommendations contained in the Geotechnical Report.	Project Applicant shall evidence that a professionally licensed geotechnical engineer has been retained to observe grading and earthwork.	Public Works Department (Engineering Services Division)	Prior to issuance of a grading permit or approval of improvement plans.
Mitigation Measure 4.5-3a: Compaction. In accordance with the recommendations of the Project	Project Applicant shall submit grading plans for review and approval.	Public Works Department (Engineering Services Division)	Prior to issuance of a grading permit or approval of

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
<p>geotechnical report, all fill and scarified surface soils shall be uniformly compacted to at least 90% relative compaction at a moisture content near the laboratory optimum, except for the native expansive clays. The native expansive clays shall be compacted to between 87% and 92 % relative compaction at a moisture content at least 3% over optimum. Fill shall be placed in lifts no greater than 8 inches in uncompacted thickness. Each successive lift shall be firm and relatively non-yielding under the weight of construction equipment.</p> <p>In pavement areas, the upper 6 inches of subgrade and full depth of aggregate base shall be compacted to at least 95% relative compaction, except for the native clays. Aggregate base and all import soils shall be compacted at a moisture content near the laboratory optimum moisture content.</p> <p>If there are updates or revisions to the Project geotechnical report, the above mitigation requirements shall be revised to match the updated recommendations as necessary.</p>			improvement plans.
<p>Mitigation Measure 4.5-3b: Abandonment of Existing Utilities. In accordance with the recommendations of the project geotechnical report, the project sponsor shall ensure that existing utilities are completely removed from all building areas. A utility may only be abandoned in place if it would not pose and unacceptable risk, and if approved by the geotechnical engineer. If abandoned in place, the utility must be completely backfilled with grout or sand-cement slurry and the ends outside of the building area must be capped with concrete. Trench fills must also be removed and replaced with</p>	Project Applicant shall submit grading plans for review and approval.	Public Works Department (Engineering Services Division)	Prior to issuance of a grading permit or approval of improvement plans.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
engineered fill with the trench side slopes flattened to at least 1:1. If there are updates or revisions to the project geotechnical report, the above mitigation requirements shall be revised to match the updated recommendations as necessary.			
Mitigation Measure 4.5-3c: Corrosion Protection Engineer. In accordance with the recommendations of the preliminary geotechnical report, a corrosion protection engineer shall be consulted about appropriate corrosion protection methods for buried metallic materials on the project site prior to site grading and construction.	Project Applicant shall submit grading plans for review and approval.	Public Works Department (Engineering Services Division)	Prior to issuance of a grading permit or approval of improvement plans.
4.7 Hazards and Hazardous Materials			
Mitigation Measure 4.7-2, Hazardous Building Materials Surveys and Abatement: Prior to demolition of each building, the Project applicant shall incorporate into contract specifications the requirement that the contractor(s) have a hazardous building materials survey completed by a Registered Environmental Assessor or a registered engineer. This survey shall be completed prior to any demolition activities associated with the Project. If any friable asbestos-containing materials or lead-containing materials are identified, adequate abatement practices, such as containment and/or removal, shall be implemented in accordance with applicable laws prior to demolition. Specifically, asbestos abatement shall be conducted in accordance with Section 19827.5 of the California Health and Safety Code, as implemented by the BAAQMD, and Title 8 CCR Section 1529 and Sections 341.6 through 341.14, as implemented by Cal/OSHA. Lead-based paint abatement shall be conducted in accordance with Cal/OSHA's Lead in Construction Standard.			

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
Any PCB-containing equipment, fluorescent light tubes containing mercury vapors, and fluorescent light ballasts containing DEHP shall also be removed and legally disposed of in accordance with applicable laws including 22 CCR Section 66261.24 for PCBs, Title 22 CCR Section 66273.8 for fluorescent lamp tubes, and 22 CCR Division 4.5, Chapter 11 for DEHP.			
<p>Mitigation Measure 4.7-3: Soil and Groundwater Remediation. Prior to the issuance of any grading plans, or approval of improvement plans in lieu of grading plans, the Project Applicant shall demonstrate to the satisfaction of the City's Public Works Director, that a soil remediation and management plan for the Project site has been approved by the California Regional Water Quality Control Board (RWQCB). The soil remediation and management plan shall include a description of cleanup activities for soil and soil gas containing chemicals in concentrations exceeding cleanup goals established by the California Environmental Protection Agency California Human Health Screening Levels (CHHSLs) and the RWQCB Environmental Screening Levels (ESLs). The clean-up activities shall include:</p> <ul style="list-style-type: none"> Investigation to define preliminary extents of contamination in soil and soil gas. Excavation of unsaturated-zone soil above cleanup goals. Collection of excavation confirmation sampling to confirm achievement of cleanup goals. Demonstration of compliance with RWQCB Site 			

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
<p>Cleanup Requirements Order No. 00-124.</p> <p>The specific elements of the Project cleanup shall consist of:</p> <ul style="list-style-type: none"> • Sampling and analysis plan (SAP) and methods to define preliminary soil excavation extents. The soil remediation and management plan SAP shall provide a dynamic process for defining the limits of contamination in soil at the Project site. This approach shall provide site-specific criteria for streamlining and accelerating decision making events for the soil removal / excavation plan. The SAP shall define sampling objectives, present initial sampling locations rationale; describe field methods and procedures; present the analytical methods and procedures; and data reporting procedures. • Excavation and offsite disposal of soil and debris containing chemicals exceeding site cleanup goals. The planned limits of soil excavation will be based on the existing site data and the data from the SAP implementation. • Stockpiling of excavated soil and debris in prepared onsite areas. • Loading of excavated soil and debris into containers (e.g., trucks, bins, rail cars) for offsite disposal. • Collecting and analyzing confirmation soil samples to confirm achievement of cleanup goals. The confirmation sample results will be approved by the RWQCB prior to initiating backfill in any corresponding excavation area. • Importing backfill soil and possible reuse of excavated soil found be clean. Soil would be tested to ensure that it does not contain 			

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
<p>chemicals of concern exceeding site cleanup goals prior to bringing new material onsite or reusing excavated soil.</p> <p>The planned excavation is anticipated to be only of unsaturated soil. If dewatering of excavations to facilitate soil excavation below groundwater table, is needed, dewatering activities shall be consistent with the waste discharge requirements of the RWQCB Groundwater General Permit, RWQCB Order No. R2-2012-0060 and NDPES No. CAG912004.</p>			
4.9 Land Use			
<p>Mitigation Measure 4.9-1a: Avigation Easement Dedication. As a condition of development approval, the Project applicant shall dedicate an avigation easement to the County of Santa Clara. The avigation easement shall be similar to that shown as Exhibit 1 in Appendix A of the Moffett Federal Airfield CLUP.</p>	Project Applicant shall dedicate an avigation easement to County of Santa Clara.	Community Development Department (Planning Division)	Prior to issuance of building permits.
<p>Mitigation Measure 4.9-1b: Federal Aviation Administration (FAA) Notification. As a condition of development approval, the Project Applicant shall notify the Federal Aviation Administration (FAA) as required by FAR Part 77, Subpart B on FAA Form 7460-1, Notice of Proposed Construction or Alteration.</p>	Project Applicant shall provide proof of notification to the FAA per FAR Part 77, Subpart B on FAA Form 7460-1, Notice of Proposed Construction or Alteration.	Community Development Department (Planning Division)	Prior to issuance of building permits.
4.10 Noise			
<p>Mitigation Measure 4.7-1: Construction Noise.</p> <p>Prior to the issuance of demolition permits or ground disturbing activities (whichever occurs first), the Contractor shall demonstrate to the satisfaction of the City of Sunnyvale Community Development Department that the proposed project complies with the following:</p> <ul style="list-style-type: none"> Construction contracts specify that all construction 	<p>Project Applicant follows appropriate protocols, as necessary.</p> <p>Construction contractor complies with procedures during construction.</p>	<p>Community Development Department (Building Safety Division)</p> <p>Community Development Department (Building Safety Division)</p>	<p>Prior to issuance of Grading Permits.</p> <p>Conduct periodic site visits during construction.</p>

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
<p>equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.</p> <ul style="list-style-type: none"> Property occupants located adjacent to the project boundary shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posted at the project construction site. All notices and signs shall be reviewed and approved by the City of Sunnyvale Community Development Department prior to mailing or posting and shall indicate the dates and duration of construction activities, as well as provide a contact name and a telephone number where residents can inquire about the construction process and register complaints. The Contractor shall provide evidence that a construction staff member will be designated as a Noise Disturbance Coordinator and will be present on-site during construction activities. The Noise Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall notify the City within 24-hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Community Development Department. All notices that are sent to residential units immediately surrounding the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator. 			

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
<ul style="list-style-type: none"> During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. Pursuant to the Municipal Code Chapter 16.08, construction activities shall occur between the hours of 7:00 a.m. and 6:00 p.m. on weekdays, 7:00 a.m. and 5:00 p.m. on Saturdays, and shall be prohibited on Sundays and holidays or as approved by the Chief Building Official. 			
4.12 Public Services and Utilities			
Mitigation Measure 4.11-1: Fire and Police Protection. Concurrent with Project entitlements, the Project applicant shall enter into a binding agreement (such as a Development Agreement) with the City of Sunnyvale regarding the addition of public safety personnel within the City.	Project Applicant enters into binding agreement with City.	Community Development Department (Planning Division)	Prior to issuance of building permits.
4.13 Transportation and Traffic			
Mitigation Measure 4.13-1a: Existing Plus Project Payment of Traffic Impact Fee. Prior to occupancy of the Project (or each phase if a phased project), the Project Applicant shall, to the satisfaction of the Public Works Director, provide evidence that a fair share payment has been made to the City of Sunnyvale for the Mathilda Avenue / SR 237 interchange improvements project via payment of the City's Traffic Impact Fee (TIF). This project is identified in the Valley Transportation Plan (VTP) 2040 as project ID #H33. These improvements would include: <ul style="list-style-type: none"> Realigning the westbound SR 237 off-ramp with the Moffett Park Drive/Mathilda Avenue intersection 	The Project Applicant shall make a Traffic Impact Fee payment to the City.	Public Works Department (Transportation and Traffic Division)	Confirm payment received prior to issuance of building permits.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
<ul style="list-style-type: none"> Removal of the WB SR 237 on-ramp Construction of a southbound Mathilda Avenue to northbound US Highway 101 diagonal on-ramp <p>The following intersections require fair share payments for the Mathilda Avenue / SR 237 interchange improvements project under the Existing Plus Project scenario:</p> <ul style="list-style-type: none"> N Mathilda Avenue / W Moffett Park Drive (AM Peak) N Mathilda Avenue / WB SR 237 Ramps (PM Peak) N Mathilda Avenue / Ross Drive (PM Peak) 			
<p>Mitigation Measure 4.13-1b: Fair Share Payment For Freeway Improvement Projects. Prior to occupancy of the Project (or each phase if a phased project), the Project Applicant shall, to the satisfaction of the Public Works Director, provide evidence that a fair share payment has been made to the Santa Clara Valley Transportation Agency (VTA) towards freeway improvement projects as listed in the Valley Transportation Plan (VTP) 2040. The VTP 2040 has identified multiple freeway improvement projects designed to add capacity to the freeways in Santa Clara County. Included in this list are projects specifically related to the impacted freeway segment. The following improvement would apply to the impacted freeway segment: VTP 2040 project ID #H5: Build new express lanes on SR 237 from Mathilda Avenue to SR 85.</p> <p>The following segment requires a fair share payment under the Existing Plus Project Scenario:</p>	<p>The Project Applicant shall make a fair share payment for freeway improvement projects to the Santa Clara Valley Transportation Agency.</p>	<p>Public Works Department (Transportation and Traffic Division)</p>	<p>Confirm payment received prior to issuance of building permits.</p>

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
<ul style="list-style-type: none"> Eastbound SR 237 between US Highway 101 and Mathilda Avenue (Existing Plus Project AM Peak) 			
<p>Mitigation Measure 4.13-1c: Payment of Traffic Impact Fee. Prior to occupancy of the Project (or each phase if a phased project), the Project Applicant shall, to the satisfaction of the Public Works Director, provide evidence that a fair share payment has been made to the City of Sunnyvale for the Mathilda Avenue / SR 237 interchange improvements project via payment of the City's Traffic Impact Fee (TIF). This project is identified in the Valley Transportation Plan (VTP) 2040 as project ID #H33. These improvements would include:</p> <ul style="list-style-type: none"> Realigning the westbound SR 237 off-ramp with the Moffett Park Drive/Mathilda Avenue intersection Removal of the WB SR 237 on-ramp Construction of a southbound Mathilda Avenue to northbound US Highway 101 diagonal on-ramp <p>The following intersections require fair share payments for the Mathilda Avenue / SR 237 interchange improvements project under the Existing Plus Background Plus Project scenario:</p> <ul style="list-style-type: none"> N Mathilda Avenue / W Moffett Park Drive (AM Peak) N Mathilda Avenue / WB SR 237 Ramps (AM and PM Peak) N Mathilda Avenue / EB SR 237 Ramps (AM 	<p>The Project Applicant shall make a Traffic Impact Fee payment to the City.</p>	<p>Public Works Department (Transportation and Traffic Division)</p>	<p>Confirm payment received prior to issuance of building permits.</p>

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
<p>and PM Peak)</p> <ul style="list-style-type: none"> N Mathilda Avenue / Ross Drive (AM and PM Peak) 			
<p>Mitigation Measure 5.4-1a: Fair Share Payment For Interconnected Managed Traffic Control Project. Prior to occupancy of the Project (or each phase if a phased project), the Project Applicant shall, to the satisfaction of the Public Works Director, provide evidence that a fair share payment has been made to the City of Sunnyvale towards a project that would implement a fully coordinated and interconnected managed traffic control system along Mathilda Avenue to improve signal operations. This improvement will include installing fiber optic lines and conduit to upgrade the existing infrastructure along Mathilda Avenue. The fair share contributions for the intersection shall be based off of the following fair share calculations:</p> <ul style="list-style-type: none"> N Mathilda Avenue / Innovation Way: PM peak period 	<p>The Project Applicant shall make a fair share payment to the City towards an Interconnected Managed Traffic Control Project for North Mathilda Avenue.</p>	<p>Public Works Department (Transportation and Traffic Division)</p>	<p>Confirm payment received prior to issuance of building permits.</p>
<p>Mitigation Measure 5.4-1b: Payment of Traffic Impact Fee. Prior to occupancy of the Project (or each phase if a phased project), the Project Applicant shall, to the satisfaction of the Public Works Director, provide evidence that a fair share payment has been made to the City of Sunnyvale for the Mathilda Avenue / SR 237 interchange improvements project via payment of the City's Traffic Impact Fee (TIF). This project is identified in the Valley Transportation Plan (VTP) 2040 as project ID #H33. These improvements would include:</p> <ul style="list-style-type: none"> Realigning the westbound SR 237 off-ramp with the Moffett Park Drive/Mathilda Avenue intersection Removal of the WB SR 237 on-ramp 	<p>The Project Applicant shall make a Traffic Impact Fee payment to the City.</p>	<p>Public Works Department (Transportation and Traffic Division)</p>	<p>Confirm payment received prior to issuance of building permits.</p>

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
<ul style="list-style-type: none">Construction of a southbound Mathilda Avenue to northbound US Highway 101 diagonal on-ramp			