

## 4 MITIGATION MONITORING AND REPORTING PROGRAM

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#### 4.1 INTRODUCTION

When approving projects with mitigation measures that if implemented would avoid or lessen significant impacts, CEQA requires public agencies to adopt monitoring and reporting programs or conditions of project approval to mitigate or avoid the identified significant effects (Public Resources Code Section 21081.6(a)(1)). A public agency adopting measures to mitigate or avoid the significant impacts of a proposed project is required to ensure that the measures are fully enforceable, through permit conditions, agreements, or other means (Public Resources Code Section 21081.6(b)). The mitigation measures required by a public agency to reduce or avoid significant project impacts not incorporated into the design or program for the project may be made conditions of project approval as set forth in a Mitigation Monitoring and Reporting Program (MMRP), detailed in Table 4.3-1. The program must be designed to ensure project compliance with mitigation measures during project implementation.

#### 4.2 FORMAT

This MMRP is organized in a table format, keyed to each significant impact and mitigation measure. Only mitigation measures adopted to address significant impacts are included in this program. Each mitigation measure is set out in full, followed by a tabular summary of monitoring requirements. The column headings in the tables are defined as follows:

- **Mitigation Measure.** This column presents the significant impact and full mitigation measure.
- **Implementation Responsibility.** This column assigns the party responsible for implementation of the measures
- **Monitoring Responsibility.** This column assigns the party responsible for monitoring implementation.
- **Timing and Performance Standards:** Identifies at which stage of the project, mitigation must be completed. Performance standards are identified that must occur during the specified stage of project implementation to determine that the objectives of the mitigation are met.

#### 4.3 ENFORCEMENT

This MMRP will be incorporated as a condition of project approval. All mitigation measures must be carried out to fulfill the requirements of approval.

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**Table 4.3-1 Civic Center Modernization Master Plan Mitigation, Monitoring, and Reporting Program**

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
<b>Aesthetics</b>				
<p><b>Impact Aesthetics-5</b>  <b>MM Aesthetics-1: Shield Night Lighting</b>            Construction lighting shall not generally be used except when necessary such as for utility connections in roadways or when natural light during regular construction hours (Monday through Friday from 7:00 am to 6:00 pm and on Saturday from 8:00 am and 5:00 pm) is limited. Stationary lighting used during construction shall be shielded and directed downward or oriented such that the light source is not directed toward residential areas or into streets where glare could impact motorists or pedestrians.</p>	Contractor	City of Sunnyvale Community Development Department	<p><b>Prior to Construction:</b> N/A</p> <p><b>During Construction:</b> Install shielded lighting</p> <p><b>After Construction:</b> N/A</p>	
<b>Air Quality and Greenhouse Gas Emissions</b>				
<p><b>Impact Air Quality-1</b>  <b>MM Air Quality-1: Fugitive Dust Control</b>            At a minimum the following control measures must be implemented during construction:</p> <ul style="list-style-type: none"> <li>• When moisture content is low enough to create dust, all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or as often as needed to control dust emissions.</li> <li>• All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>• 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.</li> <li>• All vehicle speeds on unpaved roads shall be limited to 15 mph.</li> <li>• All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be</li> </ul>	Contractor	City of Sunnyvale Community Development Department and Building Division	<p><b>Prior to Construction:</b> Post a publicly visible dust complaint sign</p> <p><b>During Construction:</b> Implement fugitive dust control measures</p> <p><b>After Construction:</b> N/A</p>	

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<p>laid as soon as possible after grading unless seeding or soil binders are used.</p> <ul style="list-style-type: none"> <li>• Post a publicly visible sign with the telephone number and person to contact at the City of Sunnyvale regarding dust complaints. The City of Sunnyvale 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.</li> <li>• Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</li> <li>• Construction equipment shall be properly maintained by a certified mechanic.</li> </ul>				
<p><b>Impact Air Quality-1</b> <b>MM Air Quality-2: Exhaust Controls</b></p> <p>All construction equipment used during Phase I construction shall be fitted with Level 3 Diesel Particulate Filters (DPF) and engines shall meet or exceed the U.S. Environmental Protection Agency Certified Tier 3 emission standards.</p> <p>Prior to issuance of any construction permit, the construction contractor shall ensure that all construction plans submitted to the City of Sunnyvale clearly show the requirement for Level 3 DPF and Tier 3 or higher emission standards for construction equipment.</p> <p>The construction contractor shall maintain a list of all operating equipment in use on the project site for verification by the City of Sunnyvale Building Division official or their designee. The construction equipment list shall state the makes, models, and number of construction equipment onsite to verify compliance with the requirement for equipment to have Level 3 DPF and Tier 3 or higher emission standards.</p>	Contractor	City of Sunnyvale Community Development and Building Division	<p><b>Prior to Construction:</b> Identify use of Tier 3 engines and Level 3 DPF on construction plans</p> <p><b>During Construction:</b> Implement exhaust control standards</p> <p><b>After Construction:</b> N/A</p>	
<p><b>Impact Air Quality-2:</b> Implement Mitigation Measure MM Air Quality-1 (see above)</p>				

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<b>Impact Air Quality-3:</b> Implement Mitigation Measure MM Air Quality-1 and Air Quality-2 (see above)				
<b>Impact Air Quality-4:</b> Implement Mitigation Measure MM Air Quality-1 and Air Quality-2 (see above)				
<b>Impact Air Quality-6:</b> Implement Mitigation Measure MM Air Quality-1 and Air Quality-2 (see above)				
<b>Biological Resources</b>				
<p><b>Impact Biology-1</b>  <b>MM Biology-1: Nesting Bird Measures</b>  <b>Pre-Construction Survey</b></p> <ul style="list-style-type: none"> <li>• Use of heavy equipment, grading, demolition, construction, and/or tree removal, shall avoid the nesting season to the greatest extent feasible.</li> <li>• If construction activities occur during the nesting season, a pre-construction survey for active bird nests in the project site shall be conducted on the project site and within 500 feet of the project site by a qualified biologist within 3 days prior to construction start.               <ol style="list-style-type: none"> <li>1. If no nesting or breeding behavior is observed, construction may proceed.</li> <li>2. If an active nest is detected, a determination shall be made by a qualified biologist as to whether construction work could affect the active nest. If it is determined that construction would not affect an active nest, work may proceed.</li> <li>3. If it is determined that construction activities are likely to impair the successful rearing of the young, a 'no-disturbance buffer' in the form of orange mesh Environmentally Sensitive Area (ESA) fencing shall be established around occupied nests to prevent destruction of the nest and to prevent disruption of breeding or rearing behavior.</li> </ol> </li> <li>• The extent of the 'no-disturbance buffer' shall be determined by a qualified biologist in consultation with CDFW and shall depend on the level of noise or disturbance, line of sight between the nest and the</li> </ul>	<p>Contractor working with qualified wildlife biologist</p>	<p>City of Sunnyvale Community Development Department and Building Division</p>	<p><b>Prior to Construction:</b>            Conduct nesting bird survey; Identify and implement no disturbance buffer, as necessary</p> <p><b>During Construction:</b>            Conduct daily inspections for birds and limit lighting</p> <p><b>After Construction:</b> N/A</p>	

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<p>disturbance area, the type of bird, ambient levels of noise and other disturbances, and other topographic or artificial barriers.</p> <ul style="list-style-type: none"> <li>• 'No-disturbance buffers' shall be maintained until the end of the breeding season or until a qualified wildlife biologist has determined that the nestlings have fledged.</li> <li>• A qualified wildlife biologist shall inspect the active nest to determine whether construction activities are disturbing to the nesting birds or nestlings. If the qualified wildlife biologist determines that construction activities pose a disturbance to nesting, construction work shall be stopped in the area of the nest, and the 'no-disturbance buffer' expanded.</li> </ul> <p><b>Inspections</b></p> <ul style="list-style-type: none"> <li>• Construction workers shall conduct daily inspections for nests. If a nest is discovered by workers on the project site during daily inspections, work shall stop and the qualified wildlife biologist shall be called to the site, who shall determine whether construction activities could affect nesting and establish a "no-disturbance buffer", if necessary, as described above.</li> </ul> <p><b>Lighting</b></p> <ul style="list-style-type: none"> <li>• Lighting shall be limited to areas required for operations or safety, shall be directed on-site to avoid backscatter, and shall be shielded from public view to the extent practical. Lighting that is not required to be on during nighttime hours shall be controlled with sensors or switches operated such that lighting shall be on only when needed.</li> </ul>				
<p><b>Impact Biology-4:</b> Implement Mitigation Measure MM Biology-1 (see above)</p>				
<p><b>Impact Biology-5</b> <b>MM Biology-2: New Trees</b> New trees shall be sourced from certified disease-free stock.</p>	<p>Contractor</p>	<p>City of Sunnyvale Community Development Department and</p>	<p><b>Prior to Construction:</b> Identify tree source as certified disease-free prior to purchase <b>During Construction:</b> Plant trees</p>	

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		Department of Public Works	<b>After Construction:</b> N/A	
<p><b>Impact Biology-5</b></p> <p><b>MM Biology-3: Tree Protection Plan</b></p> <p>The Tree Protection Plan, prepared in accordance with § 19.94.110 and incorporating the techniques identified in § 19.94.120, will also include the following requirements:</p> <p><b>Project Arborist</b></p> <p>The Project Arborist identified to assist with removal of protected trees, relocation of protected trees, and construction activities in the vicinity of protected trees throughout construction shall be certified by the International Society of Arboriculture.</p> <p><b>Ground-Disturbing Activities</b></p> <p>Ground-disturbing activities shall be conducted outside of the dripline of protected trees. When ground-disturbing activities (i.e., trenching, excavating) encounters roots smaller than two inches occurs outside of the dripline of protected trees, the roots shall be hand trimmed, making clear, clean cuts. All damaged, torn, and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but, where, this is not possible, the side of the trench/excavation area adjacent to the protected trees shall be shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots two inches or larger, when encountered, shall be reported immediately to the Project Arborist, who shall decide whether the applicant may cut the roots as mentioned above or shall excavate by hand or with compressed air under the root. The root shall be protected with dampened burlap.</p> <p>In addition, the top two feet of the foundation closest to the protected trees shall be air spaded or hand dug under supervision of the Project Arborist to locate and evaluate any significant roots prior to mechanical excavation. The Project Arborist shall be required to submit a report to the City regarding the findings of the excavation and recommend any</p>	Contractor working with Project Arborist	City of Sunnyvale Community Development Department and Department of Public Works	<p><b>Prior to Construction:</b></p> <p>Complete Tree Protection Plan prior to removal of protected trees</p> <p><b>During Construction:</b></p> <p>Implement tree protection restrictions; Plant trees in accordance with approved replacement ratio</p> <p><b>After Construction:</b></p> <p>Monitor replacement trees</p>	

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<p>additional actions needed to protect the roots to preserve the health and structure of both the redwood and oak trees.</p> <p><b>Underground Utilities</b></p> <p>To avoid conflict with roots, underground utilities shall be routed outside of an area, ten times the diameter of a protected tree. In addition, where it is not possible to reroute pipes or trenches, the utility shall be routed beneath the dripline of the tree. The boring shall take place not less than three feet below the surface of the soil in order to avoid encountering feeder roots.</p> <p><b>Protected Tree Replacement</b></p> <p>Protected trees removed during construction shall be replaced using a ratio of between 1:1 and 1:4, depending on the size of the protected tree removed and the size of the replacement tree, in accordance with the City of Sunnyvale Community Development Department Tree Replacement Standards.</p> <p><b>Monitoring</b></p> <p>The planted replacement trees shall be monitored by the City to ensure that the trees have survived, and shall replace any trees that die.</p>				
<p><b>Impact Biology-7:</b> Implement Mitigation Measure MM Biology-1 (see above)</p>				
<p><b>Cultural and Tribal Cultural Resources</b></p>				
<p><b>Impact Cultural-1</b></p> <p><b>MM Cultural-1: Documentation of the Sunnyvale Civic Center Historic District</b></p> <p>Documentation of the Sunnyvale Civic Center Historic District using the standards and guidelines provided by the Historic American Landscapes Survey (HALS) should be prepared. The documentation shall, at a minimum, include (1) a historical narrative and descriptive report using the standard HALS outline format; (2) a plan that identifies the key building and cultural landscape features (to be attached as supplemental material to the report); and (3) large format photographs that show general views to illustrate the overall setting of the historic district's buildings and landscape and individual views of key</p>	<p>City of Sunnyvale working with experienced HALS documentation personnel</p>	<p>City of Sunnyvale Community Development Department</p>	<p><b>Prior to Construction:</b> Conduct historic documentation prior</p> <p><b>During Construction:</b> N/A</p> <p><b>After Construction:</b> N/A</p>	

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<p>features such as the buildings, entrance plazas and other circulation features, structures (such as arbors or walls), streets, the central lawn and the character of the vegetation, and details.</p> <p>Photographs and other field work associated with the documentation must be completed prior to any demolition or alteration of the buildings and cultural landscape features within the Sunnyvale Civic Center Historic District.</p> <p>The documentation shall be prepared under the oversight of a person with experience in HALS documentation and one who meets the National Park Service's qualifications standards for Historical Landscape Architect.</p> <p>Copies of the documentation (report, plan, digital prints of the large format photographs, and index to photographs) shall be provided in hard copy and in portable document format (pdf) to local repositories (such as the Sunnyvale Library and the Sunnyvale Historical Society) and the Environmental Design Archive at the University of California, Berkeley.</p>				
<p><b>Impact Cultural-1</b></p> <p><b>MM Cultural-2: Documentation of the City Hall</b></p> <p>Documentation of City Hall using the Historic American Buildings Survey (HABS) guidelines for the Outline Format Report and HABS photography of representative views of the interior and exterior shall be prepared. The documentation shall be prepared by a person with experience in preparing HABS documentation and one who meets the Secretary of the Interior's Historic Preservation Professional Qualifications for Architectural History. Copies of the outline report (both a hard copy and as a pdf) should be provided to local repositories (such as the Sunnyvale Library and the Sunnyvale Historical Society) and the Environmental Design Archive at the University of California, Berkeley.</p>	<p>City of Sunnyvale working with experienced HABS documentation personnel</p>	<p>City of Sunnyvale Community Development Department</p>	<p><b>Prior to Construction:</b> Conduct historic documentation prior</p> <p><b>During Construction:</b> N/A</p> <p><b>After Construction:</b> N/A</p>	
<p><b>Impact Cultural-1</b></p> <p><b>MM Cultural-3: Documentation of the Sunnyvale Office Center</b></p>	<p>City of Sunnyvale working with experienced</p>	<p>City of Sunnyvale Community</p>	<p><b>Prior to Construction:</b> Conduct historic documentation prior</p>	



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<p>Documentation of the Sunnyvale Office Center using the Historic American Buildings Survey (HABS) guidelines for the Outline Format Report and HABS photography of representative views of the interior and exterior shall be prepared. The documentation shall be prepared by a person with experience in preparing HABS documentation and one who meets the Secretary of the Interior's Historic Preservation Professional Qualifications for Architectural History. Copies of the outline report (both a hard copy and as a pdf) should be provided to local repositories (such as the Sunnyvale Library and the Sunnyvale Historical Society) and the Environmental Design Archive at the University of California, Berkeley.</p>	<p>HABS documentation personnel</p>	<p>Development Department</p>	<p><b>During Construction:</b> N/A <b>After Construction:</b> N/A</p>	
<p><b>Impact Cultural-1</b> <b>MM Cultural-4: Archival of the Historical Plans</b> Digital (pdf) copies of the historical plans of the Sunnyvale Civic Center Historic District's buildings (City Hall, City Hall Annex, Sunnyvale Library, and Sunnyvale Office Center) and landscapes on file with the City shall be provided to local repositories (such as the Sunnyvale Library and the Sunnyvale Historical Society) and the Environmental Design Archive at the University of California, Berkeley.</p>	<p>City of Sunnyvale</p>	<p>City of Sunnyvale Community Development Department</p>	<p><b>Prior to Construction:</b> Archive the Historical Plans <b>During Construction:</b> N/A <b>After Construction:</b> N/A</p>	
<p><b>Impact Cultural-2</b> <b>MM Cultural-5: Cultural Resources Sensitivity Training and Inadvertent Discovery</b> A professional archaeologist shall provide sensitivity training to supervisory staff prior to initiation of site preparation and/or construction, to alert construction workers to the possibility of exposing significant historic and/or prehistoric archaeological resources within the proposed project area. The training shall include a discussion of the types of prehistoric or historic objects that could be exposed and how to recognize them, the need to stop excavation at a discovery and within 50 feet of a discovery, and the procedures to follow regarding discovery protection and notification. An "Alert Sheet" shall be posted in staging areas, such as in construction trailers, to alert personnel to the procedures and protocols to follow for the discovery of a</p>	<p>Contractor working with professional archaeologist</p>	<p>City of Sunnyvale Community Development Department</p>	<p><b>Prior to Construction:</b> Conduct sensitivity training <b>During Construction:</b> Halt ground disturbing activities if a cultural resource is uncovered <b>After Construction:</b> N/A</p>	

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<p>potentially significant historic and/or prehistoric archaeological resource. <sup>a</sup></p> <p>In the event that an archaeological resource is discovered, ground disturbing work shall be halted within 50 feet of the find, and a qualified cultural resources specialist/archaeologist shall be brought to the site. The qualified cultural resources specialist/archaeologist shall evaluate the resource and determine whether it is (1) eligible for the CRHR (and thus a historic resource for purposes of CEQA) and/or (2) a unique archaeological resource as defined by CEQA. If the resource is determined to be neither a unique archaeological nor a historical resource, work may commence in the area.</p> <p>If the resource meets the criteria for either a historical or unique archaeological resource, work shall remain halted within 50 feet of the find, and the qualified cultural resources specialist/archaeologist shall evaluate the resource and determine whether it is (1) eligible for the CRHR (and thus a historic resource for purposes of CEQA) and/or (2) a unique archaeological resource as defined by CEQA. If the resource meets the criteria for either a historical or unique archaeological resource, work shall remain halted within 50 feet of the area of the find and the qualified cultural resource specialist shall consult with City staff regarding methods to ensure that no substantial adverse change would occur to the significance of the resource pursuant to CEQA Guidelines Section 15064.5(b). Preservation-in-place (i.e., avoidance) is the preferred method of mitigation for impacts on cultural resources. If preservation-in-place and avoidance is not possible, data recovery shall be undertaken. The methods and results of data recovery work at an archaeological find shall be documented in a professional-level technical report to be filed with the California Historical Resources Information System (CHRIS). Work in the area may commence upon completion of treatment, as approved by the City.</p>				
<p><b>Impact Cultural-3</b></p>	<p>Contractor working with</p>	<p>City of Sunnyvale Community</p>	<p><b>Prior to Construction:</b> Conduct sensitivity training</p>	

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<p><b>MM Cultural-6: Paleontological Resources Sensitivity Training and Inadvertent Discovery</b></p> <p>A professional paleontologist shall provide sensitivity training to supervisory staff to alert construction workers to the possibility of exposing significant paleontological resources within the proposed project area. The training shall be conducted as defined by the Society of Vertebrate Paleontology's Conformable Impact Mitigation Guidelines Committee (1995), to recognize fossil materials in the event that any are uncovered during construction.</p> <p>In the event that a paleontological resource is uncovered during project implementation, all ground-disturbing work within a 50-foot radius shall be halted. A qualified paleontologist shall inspect the discovery and determine whether further investigation is required. If the discovery can be avoided and no further impacts shall occur, no further effort shall be required. If the resource cannot be avoided and may be subject to further impact, a qualified paleontologist shall evaluate the resource and determine whether it is "unique" <sup>b</sup> under CEQA, Appendix G, part V. If the resource is determined not to be unique, work may commence in the area. If the resource is determined to be a unique paleontological resource, work shall remain halted, and the paleontologist shall consult with City staff regarding methods to ensure that no substantial adverse change would occur to the significance of the resource pursuant to CEQA. Preservation-in-place (i.e., avoidance) is the preferred method of mitigation for impacts to paleontological resources. If preservation-in-place is not feasible and avoidance is not possible, the fossils shall be recovered, prepared, identified, catalogued, and analyzed according to current professional standards under the direction of a qualified paleontologist. All recovered fossils shall be curated at an accredited and permanent scientific institution according to Society of Vertebrate Paleontology (SVP) standard guidelines. Work may commence upon completion of treatment.</p>	<p>professional paleontologist</p>	<p>Development Department</p>	<p><b>During Construction:</b> Halt ground disturbing activities if a paleontological resource is uncovered</p> <p><b>After Construction:</b> N/A</p>	

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<p><b>Impact Cultural-4</b> <b>MM Cultural-7: Human Remains</b></p> <p>If human remains are encountered during construction, ground disturbing work shall halt within 50 feet of any area where human remains, or suspected human remains, are encountered in compliance with California law (Health and Safety Code section 7050.5; PRC sections 5097.94, 5097.98, and 5097.99). The City shall contact the Medical Examiner at the county coroner's office. The Medical Examiner has two (2) working days to examine the remains after being notified by the City. When the remains are determined to be Native American, the Medical Examiner has 24 hours to notify the Native American Heritage Commission (NAHC).</p> <p>The NAHC shall immediately notify the identified Most Likely Descendant (MLD), and the MLD has 48 hours, from the time that access to the project site is granted, to make recommendations to the landowner or representative for the respectful treatment or disposition of the remains and grave goods. If the MLD does not make recommendations within 24 hours, the area of the property must be secured from further disturbance. If there are disputes between the landowner and the MLD, the NAHC shall mediate the dispute to attempt to find a resolution. If mediation fails to provide measures acceptable to the landowner, the landowner or his/her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p>	Contractor	City of Sunnyvale Community Development Department	<p><b>Prior to Construction:</b> N/A</p> <p><b>During Construction:</b> Halt ground disturbing activities if human remains are encountered</p> <p><b>After Construction:</b> N/A</p>	
<p><b>Impact Cultural-5</b> <b>MM Cultural-8: Tribal Cultural Resources Inadvertent Discovery</b></p> <p>The training and Alert Sheet identified under MM Cultural-1 shall encompass tribal cultural resources as well.</p> <p>In the event that an archaeological resource is discovered, ground disturbing work shall be halted within 50 feet of the find, and a qualified cultural resources specialist/archaeologist shall be brought to the site. The qualified cultural resources</p>	Contractor working with cultural resources specialist	City of Sunnyvale Community Development Department	<p><b>Prior to Construction:</b> N/A</p> <p><b>During Construction:</b> Halt ground disturbing activities if a tribal cultural resource is encountered</p> <p><b>After Construction:</b> N/A</p>	

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<p>specialist/archaeologist shall evaluate the resource and determine whether it is of special importance to a California Native American Tribe. If the resource is determined to not be of importance to the tribe, work may commence in the area.</p> <p>If the resource meets the criteria for an important tribal resource, work shall remain halted within 50 feet of the find, and the qualified cultural resources specialist/archaeologist shall evaluate the resource and determine whether it is an important resource to the local Native American Tribe. If the resource is important to the tribe, work shall remain halted within 50 feet of the area of the find and the qualified cultural resource specialist shall consult with City staff regarding methods to ensure that no substantial adverse change would occur to the significance of the tribal cultural resource pursuant to PRC section 21084.3. Methods may include the following:</p> <ul style="list-style-type: none"> <li>• Preservation-in-place (i.e., avoidance) is the preferred method of mitigation for impacts on tribal cultural resources.</li> <li>• Treating the resource with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following: <ul style="list-style-type: none"> <li>– Protecting the cultural character and integrity of the resource</li> <li>– Protecting the traditional use of the resource</li> <li>– Protecting the confidentiality of the resource</li> </ul> </li> <li>• Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.</li> <li>• Protecting the resource.</li> <li>• Work in the area may commence upon completion of treatment, as approved by the City.</li> </ul>				
<hr/> <p><b>Impact Culutral-6:</b> Implement Mitigation Measure MM Cultural-5, MM Cultural-6, and MM Cultural-8 (see above)</p> <hr/>				

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<b>Geology and Soils</b>				
<p><b>Impact Geology-3</b>  <b>MM Geology-1: Geotechnical Investigation</b>                      The City shall conduct a design-level geotechnical investigation for the project site to identify and evaluate soil conditions and geologic hazards. Where potential soil or geologic hazards are found to occur, appropriate engineering design and construction measures shall be identified in the geotechnical investigation. These recommendations shall be incorporated into the design of Phase I and of future phases, as deemed appropriate by a California licensed Geotechnical Engineer or Certified Engineering Geologist. Appropriate design measures shall include, but are not limited to removal of unstable materials and replacement with stable materials, and avoidance of highly unstable areas, if found.</p>	City of Sunnyvale	City of Sunnyvale Community Development and Building Division	<p><b>Prior to Construction:</b>                      Conduct geotechnical investigation;                      Incorporate recommendations into final designs</p> <p><b>During Construction:</b>                      N/A</p> <p><b>After Construction:</b> N/A</p>	
<b>Impact Geology-4:</b> Implement Mitigation Measure MM Geology-1 (see above)				
<b>Hazards and Hazardous Materials</b>				
<p><b>Impact Hazards-1</b>  <b>MM Hazards-1: Hazardous Building Materials Survey, Notification, Removal, and Disposal</b>  <b>Survey:</b> A lead-based paint and asbestos survey shall be performed prior to any construction and demolition activities.</p> <ul style="list-style-type: none"> <li>The asbestos survey shall adhere to Asbestos Hazard Emergency Response Act (AHERA) sampling protocol and should be performed prior to any activities that may disturb suspect asbestos-containing materials (ACMs).</li> <li>The lead-based paint survey will require the project sponsor to collect and test material samples or perform an X-Ray Fluorescence (XRF) survey to determine the presence of lead-based paint.</li> </ul> <p><b>Asbestos Notification:</b> USEPA and BAAQMD shall be notified using the Asbestos National Emission Standards for Hazardous Air Pollutants (NESHA) Notification Form, at least ten working</p>	City of Sunnyvale and Contractor	City of Sunnyvale Community Development and Building Division	<p><b>Prior to Construction:</b>                      Conduct lead-based paint and asbestos survey; Post asbestos notification at least ten working days prior to construction</p> <p><b>During Construction:</b>                      Dispose of contaminated waste in compliance with regulations</p> <p><b>After Construction:</b> N/A</p>	

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Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
<p>days prior to the start of building demolition and demolition shall comply with 40 CFR 61, Subpart M (National Emission Standard for Asbestos), under the Health &amp; Safety Code § 39658(b)(l).</p> <p><b>Removal and Disposal:</b> Disposal of contaminated waste shall comply with applicable regulations.</p> <ul style="list-style-type: none"> <li>Removal and disposal of asbestos-containing materials shall comply with BAAQMD Regulation 11 Hazardous Pollutants, Rule 2 Asbestos Demolition, Renovation, and Manufacturing.</li> <li>Disposal of building materials from structures built prior to 1978 shall comply with CalOSHA Lead Construction Standard, Title 8, California Code of Regulation 1532, which requires development and implementation of a lead compliance plan when materials that contain lead would be disturbed during construction.</li> </ul>				
<p><b>Impact Hazards-1</b></p> <p><b>MM Hazards-2: Soil Testing and UST Investigation</b></p> <p><b>Soil Testing</b></p> <p>Soil that is intended to be imported, disturbed during grading or construction, disposed of, or removed from the project site shall be tested for hazardous contaminants (i.e., pesticides or petroleum hydrocarbons), with the test results compared to regulatory standards such as Federal (RCRATCLP) and State (Title 22-STLC, TLC) hazardous waste criteria, and other applicable health-based screening levels established by the California Environmental Protection Agency prior to import, disposal, or removal.</p> <p><b>UST Investigation</b></p> <p>An investigation shall verify that the historical UST to the north of the existing City Hall (former Public Safety Building) was removed prior to any future excavation in this area. An investigation of potential subsurface impacts related to the historic gasoline service station and automobile repair facilities</p>	<p>City of Sunnyvale</p>	<p>City of Sunnyvale Community Development Department and Building Division</p>	<p><b>Prior to Construction:</b> Conduct soil testing UST and investigation</p> <p><b>During Construction:</b> N/A</p> <p><b>After Construction:</b> N/A</p>	

**4 MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
<p>formerly located on the southeast corner of the project site shall be conducted prior to any future excavation in this area.</p>				
<p><b>Impact Hazards-1</b> <b>MM Hazards-3: Soil Management Plan</b> A Soil Management Plan (SMP) shall be prepared for the project site following testing of soil, in accordance with MM Hazards-2. The City shall seek regulatory approval of the SMP if soil samples are found to exceed regulatory standards. The SMP shall include the following measures at a minimum:</p> <ul style="list-style-type: none"> <li>• <b>Management:</b> If project site soil is found to be contaminated, the soil shall either be properly disposed of based on the results of testing or encapsulated beneath an engineered cap of clean soil or concrete and/or asphalt for areas beneath new impervious surfaces (i.e., parking lots or garages).</li> <li>• <b>Import:</b> If a soil/fill source is found to be contaminated, a new soil/fill source shall be selected.</li> <li>• <b>Handling:</b> Handling of soil or earthen material that could be contaminated with pesticides shall be performed in accordance with all applicable federal, State, and local laws in order to protect worker health and minimize current or future exposure.</li> <li>• <b>Health and Safety:</b> Health and safety procedures shall be prepared and implemented in the event that contaminated soil, undocumented USTs, or other subsurface structures of environmental concern are encountered during construction.</li> </ul>	<p>City of Sunnyvale and Contractor</p>	<p>City of Sunnyvale Community Development Department</p>	<p><b>Prior to Construction:</b> Prepare, review, and approve the Soil Management Plan <b>During Construction:</b> Implement Soil Management Plan <b>After Construction:</b> N/A</p>	
<p><b>Impact Hazards-2:</b> Implement Mitigation Measure MM Hazards-1, MM Hazards-2, MM Hazards-3 (see above) and MM Hazards-4 <b>MM Hazards-4: Spill Prevention and Response</b> The City shall, at a minimum, implement best management practices that address the following procedures related to the use of hazardous materials during construction:</p>	<p>City of Sunnyvale and Contractor</p>	<p>City of Sunnyvale Building Division</p>	<p><b>Prior to Construction:</b> N/A <b>During Construction:</b> Implement best management practices for Spill Prevention and Response</p>	



**4 MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
<ul style="list-style-type: none"> <li>• Proper disposal or management of contaminated soils and materials (i.e., clean up materials)</li> <li>• Daily inspection of vehicles and equipment for leaks and spill containment procedures</li> <li>• Emergency response and reporting procedures to address hazardous material releases</li> <li>• Fuels and lubricating oils for vehicles and heavy equipment will not be stored or transferred within 100 feet of any storm drains</li> <li>• Emergency spill supplies and equipment shall be available to respond in a timely manner if an incident should occur</li> <li>• Response materials such as oil-absorbent material, tarps, and storage drums shall be available in the plan area at all times during management activities and shall be used as needed to contain and control any minor releases</li> <li>• The absorbent material shall be removed promptly and disposed of properly</li> <li>• Placement of as needed, minor amounts of fuel, lubricants, and hydraulic fluid for equipment operation in appropriate storage tanks on the bed of fueling vehicles</li> <li>• Use of secondary containment and spill rags when fueling</li> <li>• Discourage "topping-off" fuel tanks</li> <li>• Spill kits for all fuel trucks and fueling areas</li> <li>• All workers shall be trained on the specific procedures for hazardous materials and emergency response as an element of the required worker environmental training prior to working in the plan area.</li> </ul>			<b>After Construction:</b> N/A	
<b>Impact Hazards-3:</b> Implement Mitigation Measure MM Hazards -1 , MM Hazards -2, MM Hazards -3 and MM Hazards -4 (see above)				
<b>Hydrology and Water Quality</b>				
<b>Impact Hydrology-1:</b> Implement Mitigation Measure MM Hazards -2 and MM Hazards -3 (see above)				
<b>Impact Hydrology-4</b> <b>MM Hydrology-1: Construction Stormwater Management</b>	Contractor	City of Sunnyvale Community	<b>Prior to Construction:</b> Install temporary detention basins, if	

**4 MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification											
If construction occurs during the rainy season (i.e., November to April ☺), temporary detention basins shall be installed to ensure that stormwater flows from the project site into the stormwater collection system do not increase during construction.		Development Department	construction occurs during rainy season <b>During Construction:</b> N/A <b>After Construction:</b> N/A												
<b>Impact Hydrology-5:</b> Implement Mitigation Measure MM Hydrology-1 and MM Hazards-4 (see above)															
<b>Impact Hydrology-11:</b> Implement Mitigation Measure MM Hazards-2 and MM Hazards-3 (see above)															
<b>Noise</b>															
<p><b>Impact Noise-1</b> <b>MM Noise-1: Noise Management Plan</b> The City shall prepare a Noise Management Plan that includes the following elements at a minimum:</p> <ul style="list-style-type: none"> <li>• <b>Best Management Practices.</b> The plan shall identify noise best management practices to be implemented during construction, including but not limited to: <ul style="list-style-type: none"> <li>- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.</li> <li>- Construct solid plywood fences (minimum 8 feet in height) or erect noise control blanket barriers between on-site demolition/construction sites and receptors (e.g., residences and library) as defined below. Noise barriers shall also be installed around the perimeter of all staging areas to reduce noise impacts on receptors (e.g., residences, library, and Little Tree Montessori International School of Sunnyvale).</li> </ul> </li> </ul>	City of Sunnyvale working with acoustical consultant	City of Sunnyvale Community Development Department	<p><b>Prior to Construction:</b> Prepare Noise Management Plan <b>During Construction:</b> Implement Noise Management Plan <b>After Construction:</b> N/A</p>												
	<table border="1"> <thead> <tr> <th rowspan="2">Receptor</th> <th colspan="3">Distances within which Noise Blanket or Barrier is Required</th> </tr> <tr> <th>Demolitions &amp; Site Preparation</th> <th>Foundation Construction</th> <th>Building Construction &amp; Finishing</th> </tr> </thead> <tbody> <tr> <td>Residence</td> <td>80 feet</td> <td>60 feet</td> <td>N/A</td> </tr> </tbody> </table>			Receptor	Distances within which Noise Blanket or Barrier is Required			Demolitions & Site Preparation	Foundation Construction	Building Construction & Finishing	Residence	80 feet	60 feet	N/A	
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	Demolitions & Site Preparation	Foundation Construction	Building Construction & Finishing												
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Mitigation Measure				Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
Library	200 feet	140 feet	80 feet				
<ul style="list-style-type: none"> <li>- Position stationary noise-generating equipment as far as possible from receptors (preschool, residences and the library).</li> <li>• <b>Construction Schedule.</b> The plan shall include a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent noise-sensitive land uses, including residences, Little Tree Montessori International School of Sunnyvale, and the Sunnyvale Library, so that construction activities can be scheduled to minimize noise disturbance during noise-sensitive periods (nighttime, preschool nap times, library events, etc.). The schedule shall identify noise-sensitive periods and define noise reduction techniques.</li> <li>• <b>Community Liaison.</b> The plan shall designate a "Community Liaison" to ensure coordination between construction staff and neighbors to minimize disruptions due to construction noise and vibration.</li> <li>• <b>Notices.</b> The plan shall identify receptors within 400 feet of the project that will receive construction notices. Construction notice details are identified below: <ul style="list-style-type: none"> <li>- A notice with the name and phone number of the Community Liaison shall be posted on the fencing surrounding the construction work site on the project site.</li> <li>- Residents and schools shall be sent a notice at least 7 days prior to the start of construction.</li> <li>- Residences within 500 feet of nighttime construction shall receive additional notice 7 days prior to each occurrence of nighttime construction.</li> <li>- Notices shall include details regarding the construction schedule and the phone number for the Community Liaison, in addition to tips for reducing noise.</li> </ul> </li> <li>• <b>Noise Complaints.</b> The Community Liaison shall respond to any local complaints regarding construction noise and vibration. The Community Liaison shall determine the cause</li> </ul>							

**4 MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
<p>of the noise or vibration complaint and implement reasonable measures to correct the problem. Reasonable measures could include the following:</p> <ul style="list-style-type: none"> <li>- Installation of temporary sound absorption barriers (i.e., sound walls, noise control blankets)</li> <li>- Use of mufflers on heavy equipment.</li> <li>- Locating of stationary noise sources (i.e., generators) as far as feasible from existing residences and Little Tree Montessori International School of Sunnyvale.</li> </ul>				
<p><b>Impact Noise-1</b> <b>MM Noise-2: Mechanical Equipment</b> A qualified acoustical consultant shall be retained to review the projected mechanical noise and design specific noise reduction techniques accordingly. Exterior mechanical equipment shall be selected and designed to not exceed 50 dBA at neighboring residential properties.</p>	<p>City of Sunnyvale working with acoustical consultant</p>	<p>City of Sunnyvale Community Development Department</p>	<p><b>Prior to Construction:</b> Identify projected mechanical noise and design noise reduction techniques; Incorporate reduction techniques into designs <b>During Construction:</b> N/A <b>After Construction:</b> N/A</p>	
<p><b>Impact Noise-3:</b> Implement Mitigation Measure MM Noise-2 (see above)</p>				
<p><b>Impact Noise-4:</b> Implement Mitigation Measure MM Noise-2 (see above), MM Noise-3 and MM Noise-4 (see below) <b>MM Noise-3: Construction Impacts on the Library</b> The City shall post notices of project construction at the Sunnyvale Library at least 1 month prior to construction. Notices shall identify activities that would impact library noise levels and alert library users to the potential of vibration impacts that may occur as part of project construction. The City shall coordinate with library staff at least a week prior to conducting site preparation, demolition, construction, or staging activities within 200 feet of the library, and shall accommodate any special events or noise sensitivities expressed by library staff, as feasible.</p>	<p>City of Sunnyvale</p>	<p>City of Sunnyvale Community Development Department</p>	<p><b>Prior to Construction:</b> Post notification at library 1 month prior to construction; Coordinate with library staff at least 1 week prior to construction <b>During Construction:</b> N/A <b>After Construction:</b> N/A</p>	

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Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
<p><b>Impact Noise-4</b> <b>MM Noise-4: Noise at Schools</b> The City shall coordinate with administrators at the Little Tree Montessori International School of Sunnyvale to identify noise-sensitive periods (such as nap times) as required by MM Noise-1 and restrict construction activities that have the potential to generate noise levels over 73 dBA at the school (staging activity such as generator use or movement of materials with heavy equipment) within 59 feet of the school during these noise-sensitive periods.</p>	<p>City of Sunnyvale</p>	<p>City of Sunnyvale Community Development Department</p>	<p><b>Prior to Construction:</b> Coordinate with Little Tree Montessori International School of Sunnyvale administrators to identify noise sensitive time periods  <b>During Construction:</b> N/A  <b>After Construction:</b> N/A</p>	
<p><b>Impact Noise-7:</b> Implement Mitigation Measure MM Noise-1, MM Noise-3 and MM Noise-4 (see above)</p>				
<p><b>Traffic and Transportation</b></p>				
<p><b>Impact Traffic-1</b> <b>MM Traffic-1: Temporary Traffic Control Plan Measures</b> The following traffic control measures shall be incorporated into the Temporary Traffic Control plan prepared as required by the City:</p> <ul style="list-style-type: none"> <li>• <b>Road and Lane Closures</b> <ul style="list-style-type: none"> <li>– Time road and lane closures to avoid peak (AM and PM) commuting hours.</li> <li>– Road closures along West Olive Avenue shall be prohibited during construction. Two lanes of traffic shall be retained at all times on West Olive Avenue.</li> </ul> </li> <li>• <b>Construction Traffic and Safety</b> <ul style="list-style-type: none"> <li>– Time construction worker commute and haul truck trips to avoid peak (AM and PM) commuting hours.</li> <li>– Construction traffic routes shall avoid the intersection of Mary Avenue/ West Olive Avenue.</li> <li>– Flagger shall be posted to control the traffic into and out of the construction site.</li> </ul> </li> <li>• <b>Notification</b></li> </ul>	<p>City of Sunnyvale and Contractor</p>	<p>City of Sunnyvale Community Development Department and City Traffic Engineer</p>	<p><b>Prior to Construction:</b> Prepare Temporary Traffic Control Plan  <b>During Construction:</b> Implement measures identified in Temporary Traffic Control Plan  <b>After Construction:</b> N/A</p>	

**4 MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
<p>– The City shall notify local emergency personnel (i.e., fire departments, police departments, ambulance, and paramedic services), employees at the Civic Center Campus, and residents within 300 feet at least 7 days prior to road or lane closures. The notice shall include location(s), date(s), time(s), and duration of closure(s), and a contact number for the construction contractor.</p>				
<p><b>Impact Traffic-4:</b> Implement Mitigation Measure MM Traffic-1 (see above) and MM Traffic-2</p> <p><b>MM Traffic-2: Maintain Line of Sight</b></p> <p>The City shall evaluate site entrance and underground parking garage driveway designs according to the Caltrans Highway Design Manual and modify designs to ensure that appropriate recommendations for maintaining sight distance are incorporated. The City shall trim trees and other landscaping to ensure that line of sight for drivers entering and exiting site access points and underground parking garages is maintained. If entrances to and exits from the project site or underground parking garages are moved during the final design of each phase, they shall only be moved into positions that allow for adequate lines of sight for ingress and egress.</p>	<p>City of Sunnyvale</p>	<p>City of Sunnyvale Community Development Department working with Sunnyvale Department of Public Safety</p>	<p><b>Prior to Construction:</b> Evaluate driveway designs according to the Caltrans Highway Design Manual and modify, as appropriate</p> <p><b>During Construction:</b> Modify landscaping to ensure safe entering and exiting sites access points are maintained after construction</p> <p><b>After Construction:</b> N/A</p>	
<p><b>Impact Traffic-5:</b> Implement Mitigation Measure MM Traffic-1 (see above)</p>				
<p><b>Impact Traffic-6:</b> Implement Mitigation Measure MM Traffic-1 (see above) and MM Traffic-3</p> <p><b>MM Traffic-3: Public Transit, Bicycle, and Pedestrian Facilities</b></p> <p>The following measures shall be implemented during construction:</p> <ul style="list-style-type: none"> <li>• The City shall coordinate with Santa Clara Valley Transportation Agency to re-locate bus stops and/or re-route affected transit services via parallel streets during construction when affected transit service is subject to delays resulting from partial or full street closure.</li> <li>• The City shall post signs at the affected bus stops on West Olive Avenue. The signs will be posted at least 2 weeks in advance of lane closures and shall indicate when the bus</li> </ul>	<p>City of Sunnyvale</p>	<p>City of Sunnyvale Community Development Department and City Traffic Engineer</p>	<p><b>Prior to Construction:</b> Coordinate with the Santa Clara Valley Transportation Agency; Post signs at bus stops and pedestrian intersections</p> <p><b>During Construction:</b> N/A</p> <p><b>After Construction:</b> N/A</p>	

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Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
<p>stops along West Olive Avenue would be unavailable and where the nearest bus stop for Route 54 is located.</p> <ul style="list-style-type: none"> <li>• The City shall post signs at pedestrian intersections at least 2 weeks in advance of construction that are anticipated to be affected by detours. These signs shall state the date range of construction and shall indicate the route of pedestrian detours during construction.</li> <li>• Warning signs shall be posted on sidewalks where construction limits pedestrian access and to identify which side of the street can be safely accessed at intersections prior to construction zones.</li> <li>• The City or its construction contractors shall use "share the road" signs within the construction zones where partial closures would occur and provide clear signs using the bicycle symbol to guide bicyclists to detour routes.</li> </ul>				
<hr/> <p><b>Impact Traffic-7:</b> Implement Mitigation Measure MM Traffic-1 (see above)</p> <hr/>				