

**Mitigation Monitoring and Reporting Program  
In-N-Out Restaurant Project**

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring / Reporting Action and Schedule	Non-Compliance Sanction / Activity	MMRP Record Name / Date
<b>AIR QUALITY</b>					
<p><b>AQ-1:</b> BAAQMD recommended Best Management Practices (BMPs) to control for fugitive dust and exhaust during all construction activities shall be incorporated into all demolition, building and grading construction plans, and shown under the heading of General Notes on all plan sets submitted for grading/building permits, and require implementation of the following:</p> <ol style="list-style-type: none"> <li>1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>2. All haul trucks transporting soil, sand, or other loose material shall be covered.</li> <li>3. 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>4. All vehicle speeds on unpaved roads shall be limited to 15 mph.</li> <li>5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as practicable. Building pads shall be laid as</li> </ol>	<p>Incorporate into project design and print on construction documents (demolition, grading and building plans).</p> <p>On-site observation.</p>	<p>Building Division Project Applicant/ Contractor</p>	<p>Verification of incorporation into project design and construction documents prior to issuance of grading permit.</p> <p>Monitor during regularly scheduled inspections to verify that measures are in place.</p>	<p>Deny issuance of grading permit.</p> <p>Stop work.</p>	

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<p>soon as practicable after grading unless seeding or soil binders are used.</p> <p>6. 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.</p> <p>7. 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 working condition prior to operation.</p> <p>8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</p>					

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<p><b>AQ-2:</b> To reduce potential health risk impacts during construction, the project shall develop and implement a plan demonstrating that off-road equipment used to construct the project would achieve a fleet-wide average reduction of 77 percent or more, in particulate matter exhaust emissions. Examples of how to achieve this reduction include the following:</p> <ol style="list-style-type: none"> <li>1. Diesel-powered off-road equipment larger than 25 horsepower operating on-site for more than two days continuously shall meet U.S. EPA particulate matter emissions standards for Tier 2 engines that include CARB-certified Level 3 Diesel Particulate Filters<sup>1</sup> or equivalent. Equipment that achieves U.S. EPA Tier 4 engine standards for particulate matter or Tier 3 engines with CARB-certified Level 3 Diesel Particulate Filter would meet this requirement.</li> <li>2. Require the use of construction equipment that is alternatively-fueled (non-diesel).</li> <li>3. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall</li> </ol>	<p>Incorporate into project design and print on construction documents (demolition, grading and building plans).  On-site observation.</p>	<p>Building Division  Project Applicant/ Contractor</p>	<p>Verification of incorporation into project design and construction documents prior to issuance of grading permit.  Monitor during regularly scheduled inspections to verify that measures are in place.</p>	<p>Deny issuance of grading permit.  Stop work.</p>	

<sup>1</sup> See <http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm>

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<p>be phased to reduce the amount of disturbed surfaces at any one time.</p> <p>4. Minimize the idling time of diesel-powered construction equipment to two minutes.</p> <p>5. Equip construction equipment (diesel trucks and generators) with Best Available Control Technology for emission reductions of NOx and PM.</p> <p>6. Require all contractors use equipment that meets CARB's most recent certification standard for off-road heavy-duty diesel engines.</p>					
<b>BIOLOGICAL RESOURCES</b>					
<p><b>BIO-1:</b> In order to avoid impacts to birds protected under the Migratory Bird Treaty Act, a pre-construction nesting survey shall be conducted no more than 7 <del>or up to 15</del> days prior, with CDFW approval, to building removal, earth moving or the commencement of construction work if this work would occur between February 1st and September 1st. In the event that construction activities lapse for a period of 7 days or more during the bird nesting season, then nesting bird surveys shall be conducted prior to construction work resuming. The applicant shall provide resume(s) of qualified biologist(s) conducting <del>but</del> <u>bird</u> surveys to the City for</p>	<p>Incorporate timing into project construction plans and print on construction plans.</p> <p>Applicant shall provide the Planning Division with the resume of the qualified biologist demonstrating nesting bird</p>	<p>Building and Planning Division Project Applicant/ Contractor Qualified biologist</p>	<p>Prior to issuance of grading permit and during construction.</p> <p>Applicant shall provide the pre-construction survey to the Planning Division.</p> <p>Monitor during regularly scheduled inspections to</p>	<p>Stop work.</p>	

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<p>review and approval in advance of pre-construction surveys. Resumes shall reflect: 1) at least 2 years of experience conducting <del>bat</del> <u>bird nesting</u> surveys that resulted in detections for the relevant species <del>such as pallid bat</del>, and 2) the types of equipment used to conduct surveys. Resumes shall also indicate that the biologist possesses a state-issued Scientific Collecting Permit for relevant species.</p> <p>The nesting survey shall be conducted on the project site and within a zone of influence around the project site. The zone of influence includes those areas off the project site where migratory birds could be disturbed by earth-moving vibrations or noise. The nesting survey should include examination of all suitable nesting habitats within <del>3</del><u>500</u> feet of the entire project site. A nest survey report shall be prepared upon completion of the survey and provided to the City of Santa Rosa with any recommendations required for establishment of protective buffers as necessary to protect nesting birds.</p> <p>If any birds are found nesting on the project site or within the zone of influence of the construction project, a minimum 50-foot nest protection buffer for passerine species and a 500 foot buffer for raptor species shall be established around the nest(s) or</p>	<p>survey and detection experience.</p> <p>Conduct pre-construction survey.</p> <p>On-site observation.</p> <p>If necessary, establish a protection buffer zone.</p>		<p>verify that measures are in place.</p>		

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<p>on the project site where this buffer intersects the project site, unless otherwise approved by the CDFW. The buffer <del>should</del> <u>shall</u> be staked with 4-foot orange construction fencing. A qualified biologist shall determine the appropriate buffer distance and monitor the nest during construction to ensure it is not disturbed.</p> <p>No construction or earth-moving activity shall occur within any established nest protection buffer until it is determined by a qualified biologist that the nesting cycle is complete, and any young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid being impacted by the proposed project. For song birds this typically occurs by July 31st. This date may be earlier or later and would have to be determined by a qualified ornithologist. At the end of the nesting cycle, and abandonment of the nest by its occupants, as determined by a qualified biologist, temporary nest buffers may be removed, and construction may commence in established nesting buffers without further regard for the nest site.</p> <p><b>BIO-2:</b> <u>A qualified bat biologist shall conduct an initial bat habitat assessment and survey several months before project construction. If bats are detected, an exclusion plan shall be submitted to the City for approval. The</u></p>	<p>Incorporate timing into project construction plans and print on</p>	<p>Building and Planning Division Project Applicant/ Contractor</p>	<p>Prior to issuance of grading permit and during construction.</p>	<p>Stop work.</p>	

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<p><u>City shall seek CDFW's input on the exclusion plan. The plan shall: (1) recognize that both the maternity and winter roosting seasons are vulnerable times for bats and require exclusion outside of these times, generally between March 1 and April 15 or September 1 and October 15 when temperatures are sufficiently warm, and (2) identify suitable areas for excluded bats to disperse or require installation of appropriate dispersal habitat, such as artificial bat houses, prior to project construction, and include an associated management and monitoring plan with implementation funding.</u></p> <p>In order to avoid impacts to special-status bats, a preconstruction survey of the existing buildings on site shall be performed not more than 15 days prior to commencement of any demolition, removal, grading, or project construction. Bat surveys shall be conducted by a qualified biologist with documented bat survey and detection experience. <u>The applicant shall provide resume(s) of qualified biologist(s) conducting bat surveys to the City for review and approval in advance of pre-construction surveys. Resumes shall reflect: 1) at least 2 years of experience conducting bat surveys that resulted in detections for the relevant species such as pallid bat, and 2) the types of equipment</u></p>	<p>construction plans.</p> <p>Applicant shall provide the Planning Division with the resume of the qualified biologist demonstrating bat survey and detection experience.</p> <p>Conduct pre-construction survey.</p> <p>On-site observation.</p> <p>If necessary, establish a protection buffer zone.</p>	<p>Qualified biologist</p>	<p>Applicant shall provide the pre-construction survey to the Planning Division.</p> <p>Monitor during regularly scheduled inspections to verify that measures are in place.</p>		

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<p><u>used to conduct surveys. Resumes shall also indicate that the biologist possesses a state-issued Scientific Collecting Permit for relevant species.</u> The survey shall be conducted regardless of the time of year as there is no defined bat roosting season. If no special-status bats are identified during the surveys, then the biologist shall provide a memo to the City of Santa Rosa summarizing the results, and site clearance and construction activities may commence. <del>All bat surveys shall be conducted by a biologist with experience surveying for bats.</del></p> <p>If special-status bats are found roosting on the project site the biologist shall determine if young bats are present, evident through the presence of maternal roosts. If so, a non-disturbance buffer shall be established around the site of the maternal roost, demarcated with orange construction fencing. The size of the buffer shall be determined by a qualified bat biologist at the time of the survey. If young bats are found roosting in any structure proposed for demolition, the structure shall be avoided until the young are flying free and feeding on their own. If adult bats are found roosting on the project site, but no maternal sites are present, then the adult bats can be flushed, or a one-way eviction</p>					



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<p>door can be placed over the roosting space for a 48-hour period prior to the time the structure proposed for demolition would be removed or construction activities commence.</p> <p><b>BIO-3:</b> To mitigate for impacts to waters of the United States/State, the applicant shall purchase mitigation credits from the agency-approved Hazel Mitigation Bank at a 2:1 ratio, for a total of 0.02-acres of mitigation, or as approved by the U.S. Army Corps of Engineers and/or the RWQCB. Proof of the purchase of wetland mitigation credits shall be provided to the City of Santa Rosa, the Corps, and the RWQCB in advance of grading activities on the project site. The applicant shall provide the City with copies of the 401 and 404 permits issued by regulatory agencies.</p>	<p>Applicant shall provide proof of wetland mitigation credits.</p> <p>Applicant shall provide copies of issued 401 and 404 permits.</p>	<p>Building and Planning Division Project Applicant/ Contractor</p> <p>Outside Agencies (U.S. Army Corps of Engineers; Regional Water Quality Control Board)</p>	<p>Prior to issuance of grading permit.</p> <p>City shall verify proof of purchase of wetland mitigation credits and copies of the 401 and 404 permits.</p>	<p>Deny issuance of grading permit.</p> <p>Stop work.</p>	
<b>CULTURAL RESOURCES</b>					
<p><b>CUL-1:</b> If any prehistoric or historic material is encountered by equipment operators during ground-disturbing activities work shall be halted in the immediate vicinity of the discovery area until a qualified professional archaeologist is retained to inspect the material and provide further recommendations for appropriate treatment of the resource. Historic-era resources potentially include all by-</p>	<p>Incorporate into project design and print on construction documents (grading plans).</p> <p>On-site observation.</p>	<p>Building and Planning Division Project Applicant/ Contractor</p> <p>Qualified Archaeologist</p>	<p>Prior to commencement of ground disturbing activities.</p> <p>During ground disturbance activities.</p>	<p>Stop work.</p> <p>Deny issuance of grading permit.</p>	

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<p>products of human land use greater than 50 years of age, including alignments of stone or brick, foundation elements from previous structures, minor earthworks, brick features, surface scatters of farming or domestic type material, and subsurface deposits of domestic type material (glass, ceramic, etc.). Artifacts that are typically found associated with prehistoric sites in the area include humanly modified stone, shell, bone or other materials such as charcoal, ash and burned rock that can be indicative of food procurement or processing activities. Prehistoric domestic features include hearths, fire pits, house floor depressions and mortuary features consisting of human skeletal remains.</p>	<p>Implement during construction.</p>		<p>Upon completion of construction.</p>		
<p><b>CUL-2</b> If an archaeological deposit is encountered during project related, earth-disturbing activities and a qualified archaeologist is not present, then all work within 25 feet of the discovery shall be redirected until the archaeologist assesses the find, consults with agencies and Tribes as appropriate, and makes recommendations for the treatment of the discovery.</p>	<p>Incorporate into project design and print on construction documents (grading plans). On-site observation.</p>	<p>Building and Planning Division Project Applicant/ Contractor Qualified archaeologist</p>	<p>During ground disturbance activities.</p>	<p>Redirect work within 25 feet of the encountered deposit. Stop work.</p>	
<p><b>CUL-3:</b> A preconstruction cultural resource awareness training shall be held prior to commencement of ground-disturbing activities in order to familiarize construction</p>	<p>Print on construction documents (grading plans).</p>	<p>Building and Planning Division Project Applicant/ Contractor</p>	<p>Prior to commencement of ground</p>	<p>Deny issuance of grading permit.</p>	

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<p>personnel with the potential to encounter prehistoric artifacts or historic-era archaeological deposits, the types of archaeological material that could be encountered within the project area, and procedures to follow in the event that archaeological deposits and/or artifacts are observed during construction.</p>	<p>Pre-construction awareness training.</p>	<p>Qualified archaeologist</p>	<p>disturbing activities.</p>		
<b>GEOLOGY AND SOILS</b>					
<p><b>GEO-1:</b> Prior to issuance of a grading permit, an erosion control plan along with grading and drainage plans shall be submitted to the Building Division of the City’s Department of Planning and Economic Development. All earthwork, grading, trenching, backfilling, and compaction operations shall be conducted in accordance with the City of Santa Rosa’s Grading and Erosion Control Ordinance, Chapter 19-64 of the Santa Rosa Municipal Code). These plans shall detail erosion control measures such as site watering, sediment capture, equipment staging and laydown pad, and other erosion control measures to be implemented during construction activity on the project site.</p> <p><b>GEO-2:</b> In the event that paleontological resources, including individual fossils or assemblages of fossils, are encountered during construction activities all ground disturbing activities shall halt and a qualified paleontologist shall be</p>	<p>Incorporate into project design and print on construction documents (demolition, grading and building plans).</p> <p>Incorporate into project design and print on construction</p>	<p>Building Division Project Applicant/ Contractor</p> <p>Building and Planning Division Project Applicant/ Contractor</p>	<p>Verify prior to issuance of grading permit. Monitor during regularly scheduled inspections to verify that measures are in place.</p> <p>During ground disturbance activities.</p>	<p>Deny issuance of permits. Stop work.</p> <p>Stop work.</p>	

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procured to evaluate the discovery and make treatment recommendations.	documents (grading plans). On-site observation.	Qualified paleontologist			
<b>GREENHOUSE GAS EMISSIONS</b>					
<b>GHG-1:</b> An updated CAP Checklist (Appendix E ) for the In-N-Out Project shall be prepared and submitted to the City with plan sets submitted for grading permits. The updated CAP checklist shall demonstrate compliance with all mandatory requirements of Santa Rosa’s CAP New Development Checklist except where the item is not applicable or where a suitable substitution is provided.	Verify and accepts updated CAP Checklist. Incorporate into project design and print on construction documents (building and landscape plans).	Building and Planning Division Project Applicant/ Contractor	Prior to issuance of grading permits. Monitor during regularly scheduled inspections to verify that measures are in place.	Deny issuance of construction permits.	
<b>HAZARDS AND HAZARDOUS MATERIALS</b>					
<b>HAZ-1:</b> In order to avoid a potential impact related to hazardous materials the project shall implement the Soil and Groundwater Management Plan and Health and Safety Plan prepared by Environmental Geology Services on May 12, 2017. The Plan requires that a qualified and trained Environmental Professional (EP) and Health and Safety Officer (HSO) be retained (these may be a single individual). The HSO will work directly with the EP and will be present on site, as	Provide copy of Soil and Groundwater Management Plan and Health and Safety Plan to the City with construction documents.	Building and Planning Division Project Applicant/ Contractor Environmental Professional/Health and Safety Officer Santa Rosa Fire Department	Ongoing through project construction.	Stop work.	

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<p>needed, to ensure proper identification, management characterization, and disposal or onsite reuse of potentially contaminated soil and groundwater. Prior to implementation of the Plan, all proposed development plans shall be submitted to the Santa Rosa Fire Department and the North Coast Regional Water Quality Control Board. If soils or groundwater encountered are suspected of containing residual petroleum contamination that require additional remediation, or if potentially hazardous materials are encountered, the EP will be notified. If the EP confirms the soils or groundwater are contaminated, or if hazardous materials are encountered, the aforementioned regulatory agencies will be notified. Prior to commencement of construction activities, a meeting shall be held with the property owner/developer, contractors, Environmental Professional, and Health and Safety Officer to discuss the implementation objectives of the Plan. Relevant regulatory agencies shall also be invited. A copy of the Plan shall be provided to the construction supervisors and a separate copy shall also be kept onsite during all phases of development.</p>	<p>Retain copy of the plans on-site during construction.</p>	<p>North Coast Regional Water Quality Control Board</p>			

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<p><b>HAZ-2:</b> In order to avoid potential impacts related to the exposure to soils with elevated residual chlordane concentrations, the project shall prepare and implement a <u>Site Soils Management Plan</u>. The <u>Site Soils Management Plan</u> shall include protocols for the management of residual chlordane concentrations that may be encountered during ground disturbing activities, in a manner that is protective of human health and the environment. The <u>Site Soils Management Plan</u> shall include, at a minimum, the following: health and safety; identification of contaminated soils; soil sampling and analysis; soil stockpile management; dust control; surface water protection; and soil disposal. The <u>Site Soils Management Plan</u> shall be submitted to and approved by the Santa Rosa Fire Department and the North Coast Regional Water Quality Control Board prior to the commencement of ground disturbing activities.</p> <p><u>Prior to commencement of ground disturbing activities, the Soils Management Plan prepared by Partner Engineering and Science, Inc. dated September 15, 2020 (Appendix G3) shall incorporate any revisions received by the Fire Department and/or the RWQCB and a final plan shall be submitted to the respective agencies and</u></p>	<p>Provide copy of Site Management Plan to the City with construction documents for review and approval.</p> <p>Retain copy of the approved plan on-site during construction.</p>	<p>Building and Planning Division Project Applicant/ Contractor Environmental Professional/Health and Safety Officer Santa Rosa Fire Department North Coast Regional Water Quality Control Board</p>	<p>Ongoing through project construction.</p>	<p>Stop work.</p>	

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<u>kept onsite throughout the course of ground disturbing activities.</u>					
<p><b>HAZ-3:</b> In order to avoid potential impacts related to the release of asbestos-containing materials or lead-based paint, an asbestos survey adhering to sampling protocols outlined by the Asbestos Hazard Emergency Response Act (AHERA) and lead-based paint screening shall be conducted prior to demolition of the existing structures. In the event that such substances are found, the applicant shall be subject to requirements set forth by the Occupational Safety and Health Administration (OSHA) AHERA requirements, lead standard contained in 29 CFR 1910.1025 and 1926.62, and any other local, state, or federal regulations. Treatment, handling, and disposal of these materials shall adhere to all requirements established by OSHA and other agencies.</p>	<p>Print on construction documents (demolition permit). Provide copy of asbestos survey.</p>	<p>Building and Planning Division Project Applicant/ Contractor Occupational Safety and Health Administration</p>	<p>Prior to issuance of demolition permit.</p>	<p>Deny issuance of demolition permit.</p>	
<b>HYDROLOGY AND WATER QUALITY</b>					
<p><b>HYDRO-1:</b> In accordance with the National Pollution Discharge Elimination System regulation, the applicant shall prepare</p>	<p>Incorporate into project design and print on</p>	<p>Public Works, Building and Planning Division</p>	<p>Prior to issuance of grading and building permits.</p>	<p>Deny grading and building permits.</p>	

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<p>and implement a Storm Water Pollution Prevention Plan (SWPPP) prior to construction. The SWPPP shall address erosion and sediment controls, proper storage of fuels, identification of BMPs, and use and cleanup of hazardous materials. A Notice of Intent (NOI), fees, and other required documentation shall be filed with the Regional Water Quality Control Board. During construction a monitoring report shall be conducted weekly during dry conditions and three times a day during storms that produce more than 1/2" of precipitation.</p>	<p>construction documents (building and landscape plans). On-site observation</p>	<p>Project Applicant/ Contractor</p>	<p>Monitor during construction to verify measures are in place. Construction Monitoring Report from Applicant.</p>	<p>Stop work.</p>	
<p><b>HYDRO-2:</b> Should construction dewatering be required, the applicant shall either reuse the water on-site for dust control, compaction, or irrigation, retain the water on-site in a grassy or porous area to allow infiltration/evaporation, or obtain a permit to discharge construction water to a sanitary sewer or storm drain. Discharges to the sanitary sewer system shall require a one-time discharge permit from the City of Santa Rosa Utilities Department. Measures may include characterizing the discharge and ensuring filtering methods and monitoring to verify that</p>	<p>Incorporate into project design and print on construction documents (building and landscape plans). On-site observation</p>	<p>Public Works, Building and Planning Division Project Applicant/ Contractor</p>	<p>Verification of incorporation into design and construction documents prior to issuance of grading and building permits. Monitor during regularly scheduled inspections to verify that measures are in place.</p>	<p>Deny grading and building permits. Stop work.</p>	



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<p>the discharge is compliant with the City's local wastewater discharge requirements. Discharges to a storm drain shall be conducted in a manner that complies with the Regional Water Quality Control Board Waste Discharge Requirements for Low Threat Discharges to Surface Waters in the North Coast Region. In the event that groundwater is discharged to the storm drain system, the Applicant shall submit permit registration documents and develop a Best Management Practices/Pollution Prevention Plan to characterize the discharge and to identify specific BMPs, such as sediment and flow controls sufficient to prevent erosion and flooding downstream.</p>			<p>Construction Monitoring Report from Applicant.</p>		
<b>NOISE</b>					
<p><b>NOI-1:</b> The following Best Construction Management Practices shall be implemented to reduce construction noise levels emanating from the site, limit construction hours, and minimize disruption and annoyance:</p> <p>a) Limit construction hours to be between 8:00 a.m. and 6:00 p.m., Monday through Friday and between 9:00 a.m. and 5:00 p.m.</p>	<p>Incorporate into project design and print on construction documents (building plans). Identify a disturbance coordinator to respond to</p>	<p>Building and Planning Division Project Applicant/ Contractor Disturbance coordinator</p>	<p>Verification of incorporation into design and construction documents prior to issuance of grading and building permits. Monitor during regularly</p>	<p>Deny issuance of grading and building permit. Stop work.</p>	

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<p>on Saturday. No construction activities are permitted on Sunday and holidays.</p> <p>b) Limit use of the concrete saw to a distance of 50 feet or greater from residences, where feasible.</p> <p>c) Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment when located near adjoining sensitive land uses. Temporary noise barriers would provide a 5-dBA noise reduction if the noise barrier interrupts the line-of-sight between the noise source and receiver and if the barrier is constructed in a manner that eliminates any cracks or gaps.</p> <p>d) Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.</p> <p>e) Unnecessary idling of internal combustion engines shall be strictly prohibited.</p> <p>f) Locate stationary noise-generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce</p>	<p>complaints and address noise concerns as they arise.</p> <p>On-site observation.</p>		<p>scheduled inspections to verify that measures are in place.</p>		

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<b>Mitigation Measure</b>	<b>Implementing Procedure</b>	<b>Monitoring Responsibility</b>	<b>Monitoring / Reporting Action and Schedule</b>	<b>Non-Compliance Sanction / Activity</b>	<b>MMRP Record Name / Date</b>
<p>noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors.</p> <p>g) Utilize "quiet" air compressors and other stationary noise sources where technology exists.</p> <p>h) Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.</p> <p>i) Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from existing residences.</p> <p>j) Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.</p> <p>k) The contractor shall prepare a detailed construction schedule for major noise-generating construction activities (<u>e.g. start and end dates, days of the week, hours of construction, etc.</u>). The construction plan shall identify a procedure for coordination with adjacent residential land uses so that</p>					

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<p>construction activities can be scheduled to minimize noise disturbance. Avoid overlapping construction phases, where feasible.</p> <p>l) Notify all adjacent business, residences, and other noise-sensitive land uses of the construction schedule, in writing, and provide a written schedule of "noisy" construction activities to the adjacent land uses and nearby residences.</p> <p>m) Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.</p> <p>n) Measures a through m above shall be shown under the heading of General Notes on all plan sets submitted for grading or building permits.</p> <p><b>NOI-2:</b> The following measure shall be implemented during construction to avoid</p>	<p>Incorporate into project design</p>	<p>Building and Planning Division</p>	<p>Verification of incorporation</p>	<p>Deny issuance of</p>	

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<p>impacts of groundborne vibration on nearby commercial structures. A 15-foot setback from the commercial building located to the south of the project site shall be identified on construction plans to ensure all contractors are aware of the following restrictions.</p> <p>a) Prohibit the use of vibratory rollers and tampers within 15 feet of commercial structures.</p> <p>b) Avoid dropping heavy objects or materials within 15 feet of commercial structures.</p>	<p>and print on construction documents (building plans).</p>	<p>Project Applicant/ Contractor</p>	<p>into design prior to building permit issuance.</p>	<p>building permit.</p>	
<b>TRIBAL CULTURAL RESOURCES</b>					
<p><b>TCUL-1:</b> To protect buried Tribal Cultural Resources that may be encountered during construction activities, the Project shall implement Mitigation Measures CUL-1 through CUL-3 above.</p>	<p>See CUL-1, CUL-2, CUL-3</p>	<p>See CUL-1, CUL-2, CUL-3</p>	<p>See CUL-1, CUL-2, CUL-3</p>	<p>See CUL-1, CUL-2, CUL-3</p>	
<b>CUMULATIVE IMPACTS</b>					

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<p><b>CUM-1.</b> The applicant shall coordinate the project's construction activities and construction schedule with the City to minimize the concurrent construction of projects in the vicinity of the subject property and ensure that overlapping road closures, periods of increased noise and dust generation are minimized.</p>	<p>Incorporate into construction timing and coordinate with City for any delays or changes.</p>	<p>Building and Planning Division Project Applicant/ Contractor</p>	<p>Prior to submittal of construction documents.</p>	<p>Deny issuance of permits.</p>	