

MITIGATION MONITORING AND REPORTING PROGRAM

Great America Theme Park Master Plan

CITY OF SANTA CLARA

December 2016

P R E F A C E

Section 21081 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring and Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring and reporting program is to ensure compliance with the mitigation measures during project implementation.

The Environmental Impact Report (EIR) concluded that the implementation of the project could result in significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This Mitigation Monitoring and Reporting Program addresses those measures in terms of how and when they will be implemented.

This document does *not* discuss those subjects for which the EIR concluded that the impacts from implementation of the project would be less-than-significant.

**MITIGATION MONITORING OR REPORTING PROGRAM
GREAT AMERICA MASTER PLAN EIR**

Impact	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
AIR QUALITY				
<p>The project would generate dust during construction activities that would affect nearby sensitive receptors.</p>	<p>During any construction ground disturbance, implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD, and listed below, would reduce the air quality impacts associated with grading and new construction to a less than significant level. The contractor shall implement the following BMPs that are required of all development projects:</p> <ul style="list-style-type: none"> • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 mph. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • 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. 	<p>During all phases of project construction</p>	<p>Project applicant</p>	<p>Director of Community Development</p>

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	<ul style="list-style-type: none"> 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>With the implementation of the appropriate mitigation measures, the impacts resulting from dust during project construction activities would be reduced to a less than significant level.</p>			
<p>Construction TAC emissions could cause exceedances of BAAQMD's standards for community health risks at sensitive receptors within 1,000 feet of the project site.</p>	<p>In accordance with BAAQMD CEQA Guidelines, future construction of buildings and structures on the site under the proposed Master Plan will require the preparation of a community health risk assessment. The assessment will estimate TAC exposures for sensitive receptors located east of the site. In the event TAC exposures at a sensitive use will exceed BAAQMD standards for the siting of a new TAC source (increased cancer risk of >10.0 in one million, increased non-cancer risk of >1.0 Hazard Index, and/or increased PM_{2.5} concentrations >0.3 µ/m³), mitigation measures will be required to reduce TAC exposures to a less than significant level. The health risk assessment and any required mitigation measures shall be reviewed and approved prior to the issuance of any grading permit on the site for new buildings and structures. Mitigation measures that could be required may include, but would not be limited to the following:</p>	<p>During all phases of project construction</p>	<p>Project applicant</p>	<p>Director of Community Development</p>

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	<ul style="list-style-type: none"> • Limitations on the type, size, quantity, and hours of operation of diesel-powered equipment; • Limitations on the location of equipment staging; and • Use of equipment meeting specified U.S. EPA particulate matter emissions standards and/or electrified equipment. 			
<p>The proposed project may result in significant localized odor impacts due to barbecuing on the site.</p>	<p>To ensure potential odors from barbecuing on the project site do not result in a nuisance to nearby residents, the project shall be conditioned to locate facilities or events where barbecues would be in use to at least 500 feet from the nearest residences.</p> <p>A designated “disturbance coordinator” would investigate and respond to odor or air quality complaints. The name and contact information for the disturbance coordinator would be provided to residents within 750 feet of the eastern property line.</p>	<p>During all hours of project operation</p>	<p>Project applicant</p>	<p>Director of Community Development</p>

NOISE AND VIBRATION

<p>Impact NV – 1: The project would result in significant increases in ambient noise levels at sensitive receptors in the project area due to the increased operating hours of the park.</p> <p>Impact NV-2: The project would result in significant</p>	<p>MM NV-1.1 & NV-2.1: To address mechanical noise associated with large roller coasters and thrill rides, the following design measures shall be incorporated at the time of architectural review of each new park feature:</p> <ul style="list-style-type: none"> • Locate the biggest drops to face away from the nearest noise-sensitive receptor and use the structure itself to provide some shielding. • Steel framing shall be packed with sand or other 	<p>During all hours of project operation</p>	<p>Project applicant</p>	<p>Director of Community Development</p>
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<p>exceedances of the City’s allowable maximum noise levels at adjacent receptors.</p>	<p>material to dampen the effects of vibration, as structurally viable.</p> <ul style="list-style-type: none"> • Rails shall be isolated from the structure using resilient mounts, where feasible. • The Director may require that the Applicant prepare a noise study for any new ride or attraction, and the Applicant shall prepare a noise study for each new large roller coaster or thrill ride to assess estimated decibel levels at the nearest off-site receptor or Park boundary. The estimated decibel levels resulting from new rides and attractions, including large roller coasters and thrill rides, will be compared for consistency with the EIR noise study. Where the noise study determines the new ride or attraction contributes to the significant impacts identified in this EIR at the nearest off-site sensitive receptor, alternatives considered shall include, at a minimum: <ul style="list-style-type: none"> • Avoiding co-location of other rides with those producing noise at a similar level. • Where feasible, use barriers to reduce mechanical noise and screaming which often occur together. Absorbent material will be added to the face of the sound barrier to further dampen ride noise. Sound barriers shall also be incorporated in rides and considered in the structural design due to additional weight and the forces from wind loading. A combination of these measures shall be used to reduce ride noise to the extent feasible. 			

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Noise levels in Zone 1 related to outdoor stage facilities would exceed the maximum noise levels on the site that would be inconsistent with the Municipal Code.	Outdoor stage facilities in Master Plan Zone 1 shall be oriented to direct performance noise away from the eastern property line. Shielding from proposed buildings and/or noise barriers shall be constructed to reduce maximum noise levels for noise sensitive residential uses to the east as necessary to comply with the noise ordinance.	During all hours of project operation	Project applicant	Director of Community Development
The presence of amplified entertainment at least 50 feet from adjacent commercial property lines and 100 feet from residential property lines would significantly impact residential land uses after 12 AM and commercial uses during all operating hours.	<p>Noise from amplified entertainment shall be controlled by any one or a combination of the following to the satisfaction of the Director of Community Development:</p> <ul style="list-style-type: none"> • Use loudspeakers with a greater difference in the off-axis (rear) position. This analysis assumes that sound on the rear side of the loudspeaker is eight dBA lower than the sound emitting from the front of the speaker. Select loudspeakers with radiation patterns that attenuate the sound more than eight dBA at the rear of the loudspeaker. • Increase the separation distance of the loudspeakers from the property line as necessary to comply with the noise ordinance. • Lower the sound level that is broadcast out of loudspeakers near the property line by at least six dBA. • Do not extend hours for amplified entertainment near the proposed setback distances beyond 10 PM. 	During all hours of project operation	Project applicant	Director of Community Development
Fireworks displays at Great America would exceed applicable City noise standards	Noise from fireworks would be controlled by any one or combination of the following:	During all hours of project operation	Project applicant	Director of Community Development

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on a regular basis.	<ul style="list-style-type: none"> • Use compressed air launchers or other technologies that are demonstrated to be quieter than traditional gun powder, if feasible. • Construct a retained berm three to four feet higher than the top of the launch rack and 15 to 25 feet from the racks to provide approximately nine dBA reduction of launch noise to the community. • Fireworks shall be launched in a direction away from the residential areas east of the site. • Do not launch fireworks after 10 PM. 			
Noise generated by construction activities at the project site may exceed 70 dBA L_{eq} and the ambient noise environment at nearby sensitive receptors by three dBA L_{eq} or more for a period exceeding one construction season.	<p>The applicant, in coordination with the Community Development Director and adjacent land uses, shall implement a construction noise mitigation plan so that construction activities can be scheduled to minimize noise disturbance. The construction mitigation plan shall consider the following available controls to reduce construction noise levels as low as practical.</p> <ul style="list-style-type: none"> • Utilize ‘quiet’ models of air compressors and other stationary noise sources where technology exists; • Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment; • Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from adjacent land uses; • Locate staging areas and construction material areas as far away as possible from adjacent land uses; 	Noise reduction measures will be incorporated into the construction mitigation plan and implemented during all phases of construction activity to minimize the exposure of neighboring properties.	Project applicant	Director of Community Development

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	<ul style="list-style-type: none"> • Prohibit all unnecessary idling of internal combustion engines; • Notify all adjacent land uses of the construction schedule in writing; • Post signs at the nearest entrances to the San Tomas Aquino Trail notifying users when construction activity on the site will occur in the vicinity of the trail. • Designate a “disturbance coordinator” who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented; and • Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule. <p>Noise reduction measures will be incorporated into the construction mitigation plan and implemented during all phases of construction activity to minimize the exposure of neighboring properties. This measure, in combination with the limitations on construction hours set forth in the Noise Ordinance, would reduce the temporary impact of construction noise to a less than significant level.</p>			

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<p>The project would make a cumulatively considerable contribution to operational noise level increases at most receptors in the vicinity of the project site.</p>	<p>See MM NV-1.1 & NV-2.1. The project would make a cumulatively considerable contribution to operational noise level increases at most receptors in the vicinity of the project site and feasible mitigation measures, MM NV-1.1 and NV-2.1, would not reduce the project’s contribution to a less than significant level.</p>	<p>During all hours of project operation</p>	<p>Project applicant</p>	<p>Director of Community Development</p>

GEOLOGY AND SOILS

<p>Impact GEO-1: Proposed structures on the project site would be subject to soil conditions such as expansive soils and shallow groundwater. (Significant Impact)</p> <p>Impact GEO-2: The proposed project would be subject to strong seismic ground-shaking during the life of the proposed structures which will require conformance with requirements of the California Building Code for seismic hazards.</p>	<p>MM GEO – 1.1 & 2.1: Future structures allowed by the proposed Master Plan would be designed and constructed in accordance with a design-level geotechnical investigation prepared for the site, which identifies specific design features that would be required for the project, including site preparation, compaction, trench excavations, foundation and subgrade design, drainage, and pavement design. The design-level geotechnical investigation shall be reviewed and approved by the City prior to issuance of a building permit for any structure on the project site.</p>	<p>Prior to the issuance of grading permits</p>	<p>Project applicant</p>	<p>Director of Community Development</p>
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HYDROLOGY AND WATER QUALITY				
The proposed project may increase stormwater pollutants due to new uses on the project site.	The proposed project would be required to implement a Stormwater Control Plan that meets the requirements Municipal Regional Stormwater NPDES permit including use of Low Impact Development (LID) standards, to prevent discharge of pollutants, reduce impervious surfaces, retain a percentage of runoff on-site for percolation, and treatment control measures to remove pollutants from runoff. The final Stormwater Quality Control plan would be reviewed and approved by the Director of Public Works prior to issuance of any building permits.	During all phases of project construction	Project applicant	Director of Public Works
Construction of the proposed project could result in a significant temporary increase in the amount of contaminants in stormwater runoff during construction.	<p>Future development under the Master Plan is required to implement the following measures to avoid and reduce impacts from stormwater runoff during construction:</p> <ul style="list-style-type: none"> • Burlap bags filled with drain rock shall be installed around storm drains to route sediment and other debris away from the drains. • Earthmoving or other dust-producing activities shall be suspended during periods of high winds. • All exposed or disturbed soil surfaces shall be watered at least twice daily to control dust as necessary. • Stockpiles of soil or other materials that can be blown by the wind shall be watered or covered. • All trucks hauling soil, sand, and other loose materials shall be covered. • All paved access roads, parking areas, staging areas, and streets adjacent to the construction sites shall be 	Prior to start the start of earthmoving activities and during all phases of construction	Project applicant	<p>Director of Community Development</p> <p>Regional Water Quality Control Board</p> <p>Director of Public Works</p>

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	<p>swept daily (with water sweepers).</p> <ul style="list-style-type: none"> • Vegetation in disturbed areas shall be replanted as quickly as possible. • All unpaved entrances to the site shall be filled with rock to knock mud from truck tires prior to entering City streets. A tire wash system may also be employed at the request of the City. • Provide permanent cover to stabilize the disturbed surfaces after construction has been completed. • A Stormwater Permit will be administered by the RWQCB. Prior to construction grading for the proposed land uses, the project proponent will file a “Notice of Intent” (NOI) to comply with the General Permit and prepare a SWPPP which addresses measures that would be included in the project to minimize and control construction and post-construction runoff. Measures will include, but are not limited to, the aforementioned RWQCB mitigation. • The project proponent will submit a copy of the NOI and draft SWPPP to the City of Santa Clara for review and approval prior to start of construction on the project site. The certified SWPPP will be posted at the project site and will be updated to reflect current site conditions. • When construction is complete, a Notice of Termination (NOT) for the General Permit for Construction will be filed with the RWQCB and the <p>City of Santa Clara. The NOT will document that all elements of the SWPPP have been executed,</p>			

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	<p>construction materials and waste have been properly disposed of, and a post-construction stormwater management plan is in place as described in the SWPPP for the site.</p>			

BIOLOGICAL RESOURCES

<p>Project activities that result in ground disturbance could result in the loss of occupied burrows or injury or mortality of owls inside the burrows.</p>	<p>MM BIO- 1.1: Prior to any ground disturbing construction activity within the ruderal grassland habitat in the northeastern corner of the project site, a pre-construction survey for burrowing owls will be conducted by a qualified ornithologist to ensure that no occupied burrows will be disturbed during construction. Pre-construction surveys will be completed in conformance with the CDFW’s 2012 guidelines. An initial habitat assessment will be conducted by a qualified biologist to determine if suitable burrowing owl habitat is present. During the initial site visit, a qualified biologist will survey the entire activity area and (to the extent that access allows) the area within 250 feet of the site for suitable burrows that could be used by burrowing owls for nesting or roosting. If no suitable burrowing owl habitat (i.e., ruderal grasslands with burrows of California ground squirrels) is present, no additional surveys will be required. If suitable burrows are determined to be present within 250 feet of work areas, a qualified biologist will conduct three additional surveys to investigate each burrow within the survey area for signs of owl use and to determine whether owls are present in areas where they could be affected by proposed activities. The</p>	<p>During all phases of construction</p>	<p>Project applicant and contractors</p>	<p>Director of Community Development</p>
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	<p>final survey will be conducted within the 24-hour period prior to the initiation of project activities in any given area.</p> <p>MM BIO-1.2: If burrowing owls are present during the nonbreeding season (generally September 1 to January 31), a 150-foot buffer zone will be maintained around the occupied burrow(s), if feasible. If maintaining such a buffer is not feasible, then the buffer must be great enough to avoid injury or mortality of individual owls, or else the owls should be passively relocated as described in MM BIO-1.3, below. During the breeding season (generally February 1 to August 31), a 250-foot buffer, within which no new project-related activities will be permissible, will be maintained between project activities and occupied burrows. Owls present between February 1 and August 31 will be assumed to be nesting, and the 250-foot protected area shall remain in effect until August 31. If monitoring evidence indicates that the owls are no longer nesting or the young owls are foraging independently, the buffer may be reduced or the owls may be relocated prior to August 31, in consultation with the CDFW.</p> <p>MM BIO-1.3: If construction will directly impact occupied burrows, a qualified biologist shall passively evict owls from burrows during the nonbreeding season (September 1 to January 31). No burrowing owls shall be evicted during the nesting season (February 1 through August 31) except</p> <p>with the CDFW’s concurrence that evidence demonstrates that nesting is not actively occurring (e.g., because the owls</p>			

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	<p>have not yet begun nesting early in the season, or because young have already fledged late in the season). Eviction shall occur using one-way doors inserted into the occupied burrow and all burrows in impact areas that are within 250 feet of the occupied burrow (to prevent occupation of other burrows that will be impacted). One-way doors shall be installed by a qualified biologist and left in place for at least 48 hours before they are removed. The burrows shall then be back-filled to prevent re-occupation.</p>			
<p>The project proposes increased tall structures with lighting which may result in impacts to migrating birds.</p>	<p>The project would incorporate the following measures to further reduce the potential for bird collisions with planned structures:</p> <ul style="list-style-type: none"> • Laser lights and spotlights will not be directed off the project site, and lights will be directed and shielded to avoid impacting adjacent properties. • Spotlights should not be oriented directly up into the air space above the park. • Restrict up-lighting emanating upwards from the site to reduce effects on nocturnal migrating birds. • Dynamic (flashing, intermittent, etc.) lighting should be used where possible (especially on tall structures), and static red light should be avoided on all tall structures (if consistent with FAA requirements). • Guy wires and other thin wires should be avoided at the tops of tall structures. • Reduce lighting at night during off hours to the greatest extent possible. 	<p>Prior to the issuance of building permits and during project construction</p>	<p>Project applicant</p>	<p>Director of Community Development</p>

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<p>The proposed development on a site with mature trees could result in direct impacts to nesting raptors.</p>	<p>Construction shall be scheduled to avoid the nesting season to the extent feasible. The nesting season for most birds, including most raptors, in the San Francisco Bay Area extends from February through August.</p> <p>If it is not possible to schedule demolition and construction between September and January, then pre-construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of grading, tree removal, or other demolition or construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). During this survey, the ornithologist shall inspect all trees and other possible nesting habitats immediately adjacent to the construction areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by construction, the ornithologist, in consultation with CDFW, shall determine the extent of a construction-free buffer zone to be established around the nest, typically 250 feet, to ensure that raptor or migratory bird nests will not be disturbed during project construction.</p>	<p>During all phases of project construction</p>	<p>Project applicant</p>	<p>Director of Community Development</p>
<p>The proposed project will result in tree removal during construction of new structures on the site.</p>	<p>Consistent with the General Plan, the project shall replace all trees removed from the site at a ratio of 2:1 in accordance with an approved landscape plan for each building and/or attraction proposed on the project site under</p>	<p>Prior to the issuance of building permits and during project</p>	<p>Project applicant</p>	<p>Director of Community Development</p>

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	<p>the Master Plan.</p> <p>In the event the redeveloped portion of the project site does not have sufficient area to accommodate the required tree mitigation, the project applicant will coordinate with the City Arborist to identify other opportunities within the City for the planting of replacement trees.</p> <p>To minimize construction injuries, grading operations shall encroach no closer than five times the trunk diameter, (i.e. 30" diameter tree x 5=150" distance). At this distance, buttress/anchoring roots will be preserved and minimal injury to the functional root area will be anticipated. If encroachment within this area becomes necessary, hand digging will be mandatory.</p> <p>Prior to initiation of construction activity, temporary barricades shall be installed around all trees in the construction area. Six-foot high, chain link fences are to be mounted on steel posts, driven two feet into the ground, at no more than ten-foot spacing. The fences shall enclose the entire area under the dripline of the trees or as close to the drip line area as practical. These barricades shall be placed around individual trees and/or groups of trees as the existing environment dictates. The temporary barricades</p> <p>will serve to protect trunks, roots and branches from mechanical injuries, will inhibit stockpiling of construction materials or debris within the sensitive 'dripline' areas and will prevent soil compaction from increased vehicular/</p>	<p>construction</p>		

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	<p>pedestrian traffic. No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground around the tree canopy shall not be altered. These barricades should remain in place until final inspection of the building permit, except for work specifically required in the approved plans to be done under the trees to be protected. Designated areas beyond the driplines of any trees should be provided for construction materials and on- site parking.</p> <p>During and upon completion of any trenching/grading operation within a tree’s dripline, should any roots greater than one (1) inch in diameter be damaged, broken or severed, root pruning to include flush cutting and sealing of exposed roots should be accomplished under the supervision of a qualified arborist to minimize root deterioration beyond the soil line within twenty-four (24) hours.</p> <p>Pruning of the foliar canopies, including removal of deadwood, shall be initiated prior to construction operations. Such pruning will provide any necessary construction clearance, will lessen the likelihood or potential for limb breakage, reduce ‘windsail’ effect and provide an environment suitable for healthy and vigorous growth.</p> <p>A program of fertilization by means of deep root soil injection will be undertaken with applications in spring and summer for those trees to be impacted by construction. Such fertilization will serve to stimulate feeder root</p>			

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	<p>development, offset shock/stress as related to construction and/or environmental factors, encourage vigor, alleviate soil compaction and compensate for any encroachment of natural feeding root areas. Inception of this fertilizing program is recommended prior to the initiation of construction activity.</p> <p>A supplemental irrigation program for all trees shall be accomplished at regular three to four week intervals during the period of May 1st through October 31st. Irrigation is to be applied at or about the ‘dripline’ in an amount sufficient to supply approximately 15 gallons of water for each inch in trunk diameter. Irrigation can be provided by means of a soil needle, ‘soaker’ or permeable hose. When using ‘soaker’ or permeable hoses, water is to be run at low pressure, avoiding runoff/puddling, allowing the needed moisture to penetrate the soil to feeder root depths.</p> <p>Mulching with wood chips (maximum depth three inches) within tree environments (outer foliar perimeter) shall be used, as appropriate, to lessen moisture evaporation from soil, protect and encourage adventitious roots and minimize possible soil compaction.</p> <p>Periodic inspections by the project arborist shall be completed during construction activities, particularly as trees are impacted by trenching/grading operations.</p> <p>Inspections at approximate four week intervals would be sufficient to assess and monitor the effectiveness of the</p>			

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	Tree Preservation Plan and to provide recommendations for any additional care or treatment.			
CULTURAL RESOURCES				
Implementation of the proposed project could have a significant impact on unknown buried prehistoric and/or historic resources.	<p>A qualified archaeologist will be on site to monitor the initial excavation of previously undisturbed native soil once all pavement and engineered soil is removed from the project site. After monitoring the initial excavation, the archaeologist will make recommendations for further monitoring if it is determined that the site has cultural resources or tribal cultural resources. If the archaeologist determines that no resources are likely to be found on site, no additional monitoring will be required.</p> <p>In the event that prehistoric or historic resources are encountered during excavation and/or grading of the site, all activity within a 150-foot radius of the find will be stopped, the Director of Community Development will be notified, and the archaeologist will examine the find and make appropriate recommendations. Recommendations could include collection, recordation, and analysis of any significant cultural materials. A report of findings documenting any data recovery during monitoring would be submitted to the Director of Community Development.</p> <p>In the event that human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find will be stopped. The Santa Clara</p>	During site grading and project construction	Project applicant	Director of Community Development

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	<p>County Coroner will be notified and shall make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) immediately. Once NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.</p>			

HAZARDS AND HAZARDOUS MATERIALS

<p>Existing hazardous materials contamination in soils and groundwater on the site has the potential to impact construction workers if disturbed during construction of new buildings and structures on the site.</p>	<p>Prior to the issuance of grading permits, shallow soil samples shall be taken to determine any location of contaminated soils on the site with concentrations above established construction/trench worker thresholds. The soil sampling plan must be reviewed and approved by the Santa Clara Fire Department Fire Prevention and Hazardous Materials Division prior to initiation of work. Once the soil sampling analysis is complete, a report of the findings will be provided to the Director of Community Development and other applicable City staff for review.</p> <p>Documentation of the results of the soil sampling shall be submitted to and reviewed by the City of Santa Clara prior to the issuance of a grading permit. Any soil with concentrations above applicable ESLs or hazardous waste limits would be characterized, removed, and disposed of off-site at an appropriate landfill according to all state and</p>	<p>Prior to issuance of any demolition or grading permits</p>	<p>Project applicant</p>	<p>Director of Community Development</p>
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	<p>federal requirements.</p> <p>A Site Management Plan (SMP) will be prepared to establish management practices for handling previously unidentified hazardous materials, hazardous waste, underground storage tanks, impacted groundwater and/or soil material that may be encountered during site development and soil-disturbing activities. Components of the SMP will include: a detailed discussion of the site background; preparation of a Health and Safety Plan by an industrial hygienist; notification procedures if previously undiscovered significantly impacted soil or free fuel product is encountered during construction; notification procedures if previously unidentified hazardous materials, hazardous waste, underground storage tanks are encountered during construction, on-site soil reuse guidelines based on the California RWQCB, San Francisco Bay Region’s reuse policy; sampling and laboratory analyses of excess soil requiring disposal at an appropriate off-site waste disposal facility; soil stockpiling protocols; and protocols to manage groundwater that may be encountered during trenching and/or subsurface excavation activities. Prior to issuance of grading permits, a copy of</p> <p>the SMP must be approved by the Santa Clara County Environmental Health Department, the City’s Director of Community Development, and the Santa Clara Fire Department Fire Prevention and Hazardous Materials Division.</p>			

**MITIGATION MONITORING OR REPORTING PROGRAM
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Impact	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	<p>If contaminated soils are found in concentrations above risk-based thresholds pursuant to the terms of the SMP, remedial actions will be taken to reduce concentrations of contaminants to levels deemed appropriate by the oversight agencies for ongoing site uses. Any contaminated soils found in concentrations above thresholds to be determined in coordination with regulatory agencies shall be either (1) treated in place, if deemed appropriate by the oversight agency or (2) removed and disposed of at an appropriate disposal facility according to California Hazardous Waste Regulations and applicable local, state, and federal laws.</p>			

GREENHOUSE GASES

<p>The proposed project would exceed existing GHG emission level targets for 2020 and 2030.</p>	<p>The project shall implement the following measures to reduce GHG emissions from the proposed project:</p> <ul style="list-style-type: none"> • Use of solar photovoltaics in existing and proposed buildings, as feasible, • Commitment to LEED Silver or equivalent, or higher energy efficiency standards for proposed buildings, • Enrollment in Silicon Valley Power's Santa Clara Green Power program, and • Implementation of a TDM program for employees. <p>The proposed project would require a greater than 70 percent reduction in GHG emissions for operational impacts to meet the GHG reductions required to meet SB 32. The bulk of the project emissions come from mobile</p>	<p>Prior to issuance of any demolition or grading permits</p>	<p>Project applicant</p>	<p>Director of Community Development</p>
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Impact	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	sources which are not controlled by Great America. The project would implement GHG reduction measures on-site, as feasible, however, it would not reduce the project's contribution to GHG emissions impacts to a less than significant level.			

SOURCE: City of Santa Clara, **Great America Master Plan Final Environmental Impact Report**, December 2016.