

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE ADOPTING THE ROOSEVELT PARK APARTMENTS MIXED-USE DEVELOPMENT PROJECT MITIGATED NEGATIVE DECLARATION, FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND ADOPTING A RELATED MITIGATION MONITORING AND REPORTING PROGRAM

WHEREAS, prior to the adoption of this Resolution, the Planning Director of the City of San José prepared an Initial Study and approved for circulation a Mitigated Negative Declaration for Roosevelt Park Apartments Mixed-Use Development Project under Planning File No. SP17-027 (the “Initial Study/Mitigated Negative Declaration”), all in accordance with the requirements of the California Environmental Quality Act of 1970, together with state and local guidelines implementing said Act, all as amended to date (collectively “CEQA”); and

WHEREAS, the Roosevelt Park Apartments Mixed-Use Project (the “Project”) analyzed under the Initial Study/Mitigated Negative Declaration consists of the development of a new mixed-use nine-story affordable housing project with up to 80 dwelling units and up to 10,417 square feet of commercial uses with three affordable housing State density bonus concessions (setback, parking, and open space) on an approximately 0.47-gross-acre site in the CP-Commercial Pedestrian zoning district, in the City of San José (Assessor’s Parcel Number 467-12-001), San José, California; and

WHEREAS, the Initial Study/Mitigated Negative Declaration concluded that implementation of the Project could result in certain significant effects on the environment and identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

WHEREAS, in connection with the approval of a project involving the preparation of an Initial Study/Mitigated Negative Declaration that identifies one or more significant environmental effects, CEQA requires the decision-making body of the lead agency to incorporate feasible mitigation measures that would reduce those significant environmental effects to a less-than-significant level; and

WHEREAS, whenever a lead agency approves a project requiring the implementation of measures to mitigate or avoid significant effects on the environment, CEQA also requires a lead agency to adopt a mitigation monitoring and reporting program to ensure compliance with the mitigation measures during project implementation, and such a mitigation monitoring and reporting program has been prepared for the Project for consideration by the decision-maker of the City of San José as lead agency for the Project (the “Mitigation Monitoring and Reporting Program”); and

WHEREAS, the City of San José is the lead agency on the Project, and the City Council is the decision-making body for the proposed approval to undertake the Project; and

WHEREAS, the City Council has reviewed and considered the Initial Study/Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program for the Project and intends to take actions on the Project in compliance with CEQA and state and local guidelines implementing CEQA; and

WHEREAS, the Initial Study/Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program for the Project are on file in the Office of the Director of Planning, located at 200 East Santa Clara Street, 3rd Floor Tower, San José, California, 95113, are available for inspection by any interested person at that location and are, by this reference, incorporated into this Resolution as if fully set forth herein;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE:

THAT THE CITY COUNCIL does hereby make the following findings: (1) it has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record and has considered the information contained therein, prior to acting upon or approving the Project, (2) the Initial Study/Mitigated Negative Declaration prepared for the Project has been completed in compliance with CEQA and is consistent with state and local guidelines implementing CEQA, and (3) the Initial Study/ Mitigated Negative Declaration represents the independent judgment and analysis of the City of San José, as lead agency for the Project. The City Council designates the Director of Planning at the Director's Office at 200 East Santa Clara Street, 3rd Floor Tower, San José, California, 95113, as the custodian of documents and records of proceedings on which this decision is based.

THAT THE CITY COUNCIL does hereby find that based upon the entire record of proceedings before it and all information received that there is no substantial evidence that the Project will have a significant effect on the environment and does hereby adopt the Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program prepared for the Project (Planning File Nos. SP17-027). The Mitigation Monitoring and Reporting Program for the Project is attached hereto as Exhibit "A" and fully incorporated herein. The Initial Study/ Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are: (1) on file in the Office of the Director of Planning, located at 200 East Santa Clara Street, 3rd Floor Tower, San José, California, 95113 and (2) available for inspection by any interested person.

ADOPTED this ____ day of _____, 2019, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk

MITIGATION MONITORING AND REPORTING PROGRAM

Roosevelt Park Apartments Mixed-Use Development

File No. SP17-027

CITY OF SAN JOSE

December 2018



P R E F A C E

Section 21081.6 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 Initial Study/Environmental Assessment and Mitigated Negative Declaration prepared for the Roosevelt Park Apartments Mixed-Use Development 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 Initial Study/Environmental Assessment and Mitigated Negative Declaration concluded that the impacts from implementation of the project would be less than significant.

I, Geoffrey Morgan, the applicant, on the behalf of First Community Housing, hereby agree to fully implement the Mitigation Measures described below which have been developed in conjunction with the preparation of an Initial Study/Environmental Assessment and Mitigated Negative Declaration for my proposed project. I understand that these mitigation measures or substantially similar measures will be adopted as conditions of approval with my development permit request to avoid or significantly reduce potential environmental impacts to a less than significant level, where feasible.

Project Applicant's Signature



Date

12/5/18



Planning, Building and Code Enforcement

ROSALYNN HUGHEY, DIRECTOR

Roosevelt Park Apartments
Mixed-Use Development
File No. SP17-027

MITIGATIONS	MONITORING AND REPORTING PROGRAM				
	Documentation of Compliance [Project Applicant/Proponent Responsibility]		Documentation of Compliance [Lead Agency Responsibility]		
	Method of Compliance Or Mitigation Action	Timing of Compliance	Oversight Responsibility	Actions/Reports	Monitoring Timing or Schedule
AIR QUALITY					
Impact AIR-1: The project would result in a maximum residential cancer risk during construction activities that would exceed the Bay Area Air Quality Management District (BAAQMD) significance threshold.					
MM AIR-1.1: Exhaust emissions reduction. The project applicant shall develop a plan demonstrating that the off-road equipment used on-site to construct the project would achieve a fleet-wide average 70 percent reduction in coarse particulate matter (PM ₁₀) exhaust emissions (assumed to be diesel particulate matter [DPM]) or more. Feasible methods to achieve this reduction would include the following: <ul style="list-style-type: none"> All mobile diesel-powered off-road equipment larger than 25 horsepower and operating on the site for more than two days continuously shall meet, at a minimum, United States Environmental Protection Agency (USEPA) particulate matter emissions standards for Tier 4 engines or equivalent. The use of equipment that includes Tier 2 engines and California Air Resources Board (CARB)-certified Level 3 Diesel Particulate 	The proposed plan to achieve a fleet-wide average 70 percent reduction in DPM emissions shall be submitted to the Supervising Environmental Planner, City of San José Department of Planning, Building and Code Enforcement for review and approval.	Prior to the issuance of any demolition, grading, and/or building permits (whichever occurs earliest).	Supervising Environmental Planner, City of San José Department of Planning, Building and Code Enforcement.	Review and approve the proposed plan to achieve a fleet-wide average 70 percent reduction in DPM emissions.	Prior to the issuance of any demolition, grading, and/or building permits (whichever occurs earliest).



Planning, Building and Code Enforcement

ROSALYNN HUGHEY, DIRECTOR

Roosevelt Park Apartments
Mixed-Use Development
File No. SP17-027

MITIGATIONS	MONITORING AND REPORTING PROGRAM				
	Documentation of Compliance [Project Applicant/Proponent Responsibility]		Documentation of Compliance [Lead Agency Responsibility]		
	Method of Compliance Or Mitigation Action	Timing of Compliance	Oversight Responsibility	Actions/Reports	Monitoring Timing or Schedule
<p>Filters (DPF), or alternatively-fueled equipment (i.e., non-diesel) would meet this requirement.</p> <ul style="list-style-type: none"> The use of added exhaust devices, or a combination of measures, to meet this requirement, provided that these measures are approved by the Supervising Environmental Planner of the City of San José Department of Planning, Building and Code Enforcement and demonstrated to reduce community risk impacts to a less than significant level. 					
<p>MM AIR-1.2: Construction operations plan. Prior to issuance of any grading permit, the project applicant shall submit a construction operations plan to the Supervising Environmental Planner of the City of San José Department of Planning, Building and Code Enforcement that includes specifications of the equipment to be used during construction. The plan shall include a letter signed by a qualified air quality specialist which verifies that the equipment included in the plan meets the standards set forth in MM AIR-1.1.</p>	<p>The proposed construction operations plan shall be submitted to the Supervising Environmental Planner, City of San José Department of Planning, Building and Code Enforcement for review and approval.</p>	<p>Prior to the issuance of any demolition, grading, and/or building permits (whichever occurs earliest).</p>	<p>Supervising Environmental Planner, City of San José Department of Planning, Building and Code Enforcement.</p>	<p>Review and approve the proposed construction operations plan.</p>	<p>Prior to the issuance of any demolition, grading, and/or building permits (whichever occurs earliest).</p>

BIOLOGICAL RESOURCES					
Impact BIO-1: Demolition, grading, and construction activities and tree removal during the nesting season could impact nearby migratory birds and raptors.					
MM BIO-1.1: <u>Avoidance</u> . The project applicant shall schedule demolition and construction activities to avoid the nesting season. The nesting season for most birds, including most raptors in the San Francisco Bay area, extends from February 1 st through August 15 th (inclusive), as amended.	All measures shall be printed on all construction documents, contracts, and project plans. Avoid construction activities during nesting seasons.	Prior to the issuance of any tree removal, demolition, grading, and/or building permits (whichever occurs earliest).	Supervising Environmental Planner, City of San José Department of Planning, Building and Code Enforcement.	Ensure that all measures are printed on all construction documents, contracts, and project plans. Confirm if project is scheduled outside of nesting season.	Prior to the issuance of any tree removal, demolition, grading, and/or building permits (whichever occurs earliest).
MM BIO-1.2: <u>Nesting bird surveys</u> . If it is not possible to schedule demolition and construction between August 16 th and January 31 st (inclusive), pre-construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests shall be disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of construction activities during the early part of the breeding season (February 1 st through April 30 th inclusive) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May 1 st through August 15 th inclusive). During this survey, the ornithologist shall inspect all trees and other possible nesting habitats immediately adjacent to the construction areas for nests.	All measures shall be printed on all construction documents, contracts, and project plans. Submit a report indicating the results of the preconstruction survey and any designated buffer zones to the Supervising Environmental Planner, City of San José Department of Planning, Building and Code Enforcement.	Prior to the issuance of any tree removal, demolition, grading, and/or building permits (whichever occurs earliest).	Supervising Environmental Planner, City of San José Department of Planning, Building and Code Enforcement.	Ensure that all measures are printed on all construction documents, contracts, and project plans. Review and approve preconstruction survey report, if applicable.	Prior to the issuance of any tree removal, demolition, grading, and/or building permits (whichever occurs earliest).
MM BIO-1.3: <u>Buffer zones</u> . If an active nest is found sufficiently close to work areas to be disturbed by construction, the ornithologist, in consultation with the California Department of Fish and Wildlife (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 shall not be disturbed during project construction. The no-disturbance buffer shall remain in place until the biologist determines the nest is no longer active or the nesting season ends. If construction ceases for two days or more and then resumes again during the nesting season, an additional survey shall be necessary	All measures shall be printed on all construction documents, contracts, and project plans. Submit a report indicating the results of the preconstruction survey and any designated buffer zones to the Supervising Environmental Planner, City of San José Department of Planning, Building and Code Enforcement.	Prior to the issuance of any tree removal, demolition, grading, and/or building permits (whichever occurs earliest).	Supervising Environmental Planner, City of San José Department of Planning, Building and Code Enforcement.	Ensure that all measures are printed on all construction documents, contracts, and project plans. Review and approve preconstruction survey report.	Prior to the issuance of any tree removal, demolition, grading, and/or building permits (whichever occurs earliest).

to avoid impacts to active bird nests that may be present.					
MM BIO-1.4: Reporting. Prior to any tree removal, or approval of any grading permits (whichever occurs first), the project applicant shall submit the ornithologist's report indicating the results of the survey and any designated buffer zones to the satisfaction of the Supervising Environmental Planner City of San José Department of Planning, Building and Code Enforcement prior to issuance of any grading or building permits.	<p>All measures shall be printed on all construction documents, contracts, and project plans.</p> <p>Submit a report indicating the results of the preconstruction survey and any designated buffer zones to the Supervising Environmental Planner, City of San José Department of Planning, Building and Code Enforcement.</p>	Prior to the issuance of any tree removal, demolition, grading, and/or building permits (whichever occurs earliest).	Supervising Environmental Planner, City of San José Department of Planning, Building and Code Enforcement.	<p>Ensure that all measures are printed on all construction documents, contracts, and project plans.</p> <p>Review and approve preconstruction survey report.</p>	Prior to the issuance of any tree removal, demolition, grading, and/or building permits (whichever occurs earliest).

CULTURAL RESOURCES

Impact CUL-1: Construction activities could impact unknown archaeological resources.

MM CUL-1.1: Preliminary investigation. Once the site has been cleared, a qualified archaeologist shall complete mechanical trenching to explore for buried historical and Native American resources. Trenching depths shall be consistent with the depths and range of excavation proposed, and the stratigraphy of the parcel. This investigation shall be completed prior to any construction or other ground disturbing activities required as part of the project. The results of the presence/absence exploration shall be submitted to the Supervising Environmental Planner and Historic Preservation Officer of the City of San José Department of Planning, Building and Code Enforcement for review and approval prior to issuance of any grading permit. Based on the findings of the presence/absence exploration, an archaeological resources treatment plan (as described in MM CUL-1.2) shall be prepared by a qualified archaeologist, if necessary.	<p>All measures shall be printed on all construction documents, contracts, and project plans.</p> <p>Complete a mechanical trenching investigation to determine whether historic or prehistoric features exist on the site and submit the results to the Supervising Environmental Planner and Historic Preservation Officer, City of San José Department of Planning, Building and Code Enforcement.</p> <p>Prepare and implement a treatment plan for historic and prehistoric artifacts, as necessary.</p>	Prior to issuance of any grading permits and during all phases of construction.	Supervising Environmental Planner and Historic Preservation Officer, City of San José Department of Planning, Building and Code Enforcement.	Review the mechanical trenching investigation results.	Prior to issuance of any grading permits and during all phases of construction.
MM CUL-1.2: Treatment plan. If required by MM CUL 1-1 , the project applicant shall retain a qualified archaeologist to prepare a treatment plan that reflects	A qualified archaeologist shall prepare and implement the project-specific	Prior to issuance of any grading permits and during all	Supervising Environmental Planner and Historic	Review the treatment plan for historic and	Prior to issuance of any grading permits and

<p>the permit-level detail pertaining to depths and locations of all ground disturbing activities. The treatment plan shall be prepared and submitted to the Supervising Environmental Planner and the Historic Preservation Officer of the City of San José Department of Planning, Building and Code Enforcement prior to approval of any grading permit. The treatment plan shall contain, at a minimum:</p> <ul style="list-style-type: none"> • Identification of the scope of work and range of subsurface effects (including location map and development plan), including requirements for preliminary field investigations. • Description of the environmental setting (past and present) and the historic/prehistoric background of the parcel (potential range of what might be found). • Development of research questions and goals to be addressed by the investigation (what is significant vs. what is redundant information). • Detailed field strategy to record, recover, or avoid the finds and address research goals. • Analytical methods. • Report structure and outline of document contents. • Disposition of the artifacts. • Appendices: all site records, correspondence, and consultation with Native Americans, etc. <p>Implementation of the plan by a qualified archaeologist shall be required prior to the issuance of any grading permits. The treatment plan shall utilize data recovery methods to reduce impacts on subsurface resources.</p>	<p>archaeological resource treatment plan, as necessary. The plan shall be reviewed and approved by the Supervising Environmental Planner and Historic Preservation Officer, City of San José Department of Planning, Building and Code Enforcement.</p>	<p>phases of construction.</p>	<p>Preservation Officer, City of San José Department of Planning, Building and Code Enforcement.</p>	<p>prehistoric artifacts.</p>	<p>during all phases of construction.</p>
<p>MM CUL-1.3: <u>Accidental discovery</u>. In the event that prehistoric or historic resources are encountered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped, the Supervising Environmental Planner and Historic Preservation Officer of the City of San José</p>	<p>All measures shall be printed on all construction documents, contracts, and project plans.</p>	<p>During all phases of construction and prior to issuance of any occupancy permits.</p>	<p>Supervising Environmental Planner and Historic Preservation Officer, City of San José Department of</p>	<p>Ensure that all measures are printed on all construction documents,</p>	<p>During all phases of construction and prior to issuance of any</p>

<p>Department of Planning, Building and Code Enforcement shall be notified, and a qualified archaeologist will examine the find. Project personnel shall not collect or move any cultural material.</p> <p>The archaeologist shall 1) evaluate the find(s) to determine if they meet the definition of a historical or archaeological resource; and (2) make appropriate recommendations regarding the disposition of such finds prior to issuance of any occupancy permits. Construction and potential impacts to the area(s) within a radius determined by the archaeologist shall not recommence until the assessment is complete. If the find does not meet the definition of a historical or archaeological resource, no further study or protection is necessary prior to project implementation. If the find does meet the definition of a historical or archaeological resource, then project activities shall avoid it. Project personnel shall not collect or move any cultural material. Fill soils that may be used for construction purposes shall not contain archaeological materials.</p> <ul style="list-style-type: none"> • If avoidance is not feasible, adverse effects to such resources shall be mitigated in accordance with the recommendations of the archaeologist. Recommendations shall include, but are not limited to, collection, recordation, and analysis of any significant cultural materials. Data recovery methods may include, but are not limited to, backhoe trenching, shovel test units, hand augering, and hand-excavation. The techniques used for data recovery shall follow the protocols identified in the approved treatment plan per MM CUL-1.2, or otherwise equivalent as determined by the qualified archaeologist. • Data recovery shall include excavation and exposure of features, field documentation, and recordation. A report of findings documenting any data recovery shall be submitted to the Supervising Environmental Planner and Historic Preservation Officer of the City of San José Department of Planning, Building 	<p>If prehistoric or historic resources are found on the site, stop work and implement additional measures to address the resource(s).</p>		<p>Planning, Building and Code Enforcement.</p> <p>Northwest Information Center.</p>	<p>contracts, and project plans.</p> <p>Review and approve report of findings of any data recovery.</p>	<p>occupancy permits.</p>
---	--	--	--	---	---------------------------

and Code Enforcement and the Northwest Information Center (NWIC) prior to issuance of occupancy permits.					
HAZARDS AND HAZARDOUS MATERIALS					
Impact HAZ-1: Residual chemicals from lead-based paint and potential past releases from a cleaner and an automobile service station in the project vicinity may have migrated beneath the project site and could be encountered during construction.					
MM HAZ-1.1: Preliminary investigation. Soil, soil gas, and groundwater investigations and testing shall be completed to determine the presence/absence and extent of residual chemical contamination on the project site. If testing determines that contaminants on the site exceed screening levels, additional mitigation measures shall be required, including soil removal and vapor barriers. The results of the preliminary investigation shall be submitted to the Santa Clara County Department of Environmental Health (SCCDEH) or equivalent agency. This can also be included in the submittal described in MM HAZ-1.2 below. A copy of the preliminary investigation results shall be submitted to the Supervising Environmental Planner of the City of San José Department of Planning, Building and Code Enforcement and the Municipal Compliance Officer of the City of San José Environmental Services Department for approval prior to the issuance of any grading permits.	All measures shall be printed on all construction documents, contracts, and project plans. Complete investigations and testing of soil, soil gas, and groundwater and submit results to SCCDEH. Implement additional measures as necessary.	Prior to issuance of any grading permits.	Code Enforcement and Municipal Compliance Officer, City of San José Environmental Services Department. Supervising Environmental Planner, City of San José Department of Planning, Building and Code Enforcement. Santa Clara County Department of Environmental Health.	Review and approve investigation results and additional measures to address soil, soil gas, and groundwater contamination, as applicable.	Prior to the issuance of any grading permits.
MM HAZ-1.2: Site Management Plan. Based on the results of the investigations described in MM HAZ-1.1 , the SCCDEH will require a Site Management Plan (SMP) or similar document to manage the cleanup of potential contamination. If applicable, an SMP shall be prepared prior to issuance of any grading permits to reduce or eliminate exposure risk to human health and the environment, specifically, potential risks associated with the presence of contaminated soils, and shall include the following: <ul style="list-style-type: none"> A detailed discussion of the site background; Management of stockpiles, including sampling, disposal, and dust and runoff control including implementation of a stormwater pollution prevention program; 	All measures shall be printed on all construction documents, contracts, and project plans. Complete investigations and testing of soil, soil gas, and groundwater and submit results to SCCDEH. Implement additional measures as necessary. Prepare and submit a SMP and HSP to SCCDEH.	Prior to issuance of any grading permits.	Municipal Compliance Officer, City of the San José Environmental Services Department. Supervising Environmental Planner, City of San José Department of Planning, Building and Code Enforcement. Santa Clara County Department of Environmental Health.	SCCDEH (or equivalent agency) shall review and approve the SMP and HSP, as applicable. A copy of the SMP, HSP, and confirmation from SCCDEH (or equivalent agency) shall be reviewed by City of San José Supervising Environmental	Prior to issuance of any grading permits.

<ul style="list-style-type: none"> Procedures to follow if evidence of an unknown historic release of hazardous materials is discovered during excavation or demolition; and A health and safety plan (HSP) for each contractor working at the site, in an area below grade, that addresses the safety and health hazards of each site operation phase, including the requirements and procedures for employee protection. The HSP shall outline proper soil handling procedures and health and safety requirements to minimize work and public exposure to hazardous materials during construction. <p>The SMP shall be submitted to the SCCDEH (or equivalent agency) for review and approval. A copy of the approved SMP shall be submitted to the Supervising Environmental Planner of the City of San José Department of Planning, Building and Code Enforcement and the Municipal Compliance Officer of the City of San José Environmental Services Department for approval prior to the issuance of any grading permits.</p>				Planner, Department of Planning, Building and Code Enforcement and the Municipal Compliance Officer, City of San José Environmental Services Department.	
---	--	--	--	--	--

NOISE AND VIBRATION

Impact NOI-1: Construction noise generated by the proposed project could impact nearby noise-sensitive receptors.

<p>MM NOI-1.1: Construction Best Management Practices. The project applicant shall develop a construction noise plan including, but not limited to, the following available controls:</p> <ul style="list-style-type: none"> In accordance with Policy EC-1.7 of the City's General Plan, the project applicant shall use the best available noise suppression devices and techniques during construction activities. The project applicant shall construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment. Temporary eight-foot noise barrier fences would provide a 5 dBA noise reduction if the noise barrier interrupts the line-of-sight between the noise source and receiver and if 	<p>All measures shall be printed on all construction documents, contracts, and project plans.</p> <p>Prepare and submit a construction noise plan to the Supervising Environmental Planner, City of San José Department of Planning, Building and Code Enforcement.</p>	<p>Prior to issuance of any demolition or grading permits.</p>	<p>Supervising Environmental Planner, City of San José Department of Planning, Building and Code Enforcement.</p>	<p>Ensure that all measures are printed on all construction documents, contracts, and project plans.</p> <p>Review and approve construction noise plan.</p>	<p>Prior to issuance of any demolition or grading permits.</p>
--	---	--	---	---	--

<p>the barrier is constructed in a manner that eliminates any cracks or gaps. Temporary noise barriers can be made from standard eight-foot sheets of plywood.</p> <ul style="list-style-type: none"> • The project applicant shall equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. • The project applicant shall ensure that unnecessary idling of internal combustion engines shall be strictly prohibited. • The project applicant shall ensure that stationary noise-generating equipment, such as air compressors or portable power generators, are located as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors. • The project applicant shall ensure that "quiet" air compressors and other stationary noise sources are used where technology exists. • The project applicant shall ensure that construction staging areas shall be established at locations that would create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. • The project applicant shall ensure that a temporary noise control blanket barrier is erected, if necessary, along building façades facing construction sites if conflicts occur which cannot be remedied by appropriate scheduling. Noise control blanket barriers can be rented and quickly erected. • The project applicant shall ensure that material stockpiles, as well as maintenance/equipment staging and parking 					
---	--	--	--	--	--

<p>areas, are located as far as feasible from residential receptors.</p> <ul style="list-style-type: none"> • The project applicant shall ensure that noise from construction workers' radios is controlled to a point where the radios are not audible at existing residences bordering the project site. • Prior to issuance of any grading permits, the project applicant shall prepare a detailed schedule for expected major noise-generating construction activities. The schedule shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance. • The project applicant shall post the schedule for expected major noise-generating activities and any subsequent changes to the schedule, and mail notices of the schedule to residents and other sensitive receptors (places of worship, senior homes, hospitals, etc.) within 30 feet of the project site. • The project applicant shall designate a "disturbance coordinator" who shall be responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., bad muffler, etc.) and shall 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 it in the notice sent to neighbors regarding the construction schedule. • The construction noise plan shall be submitted to the Supervising Environmental Planner of the City of San José Department of Planning, Building and Code Enforcement for review and approval prior to issuance of a demolition or grading permit. 					
--	--	--	--	--	--

Source: City of San José. *Roosevelt Park Apartments Mixed-Use Development Initial Study / Environmental Assessment*. December 2018.

DRAFT

