

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE ADOPTING THE 355 SOUTH WINCHESTER BOULEVARD OFFICE 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 the 355 South Winchester Boulevard Office Project under Planning File Nos. C18-043 and SP18-049 (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 355 South Winchester Boulevard Office Project (the “Project”) analyzed under the Initial Study/Mitigated Negative Declaration consists of a rezoning from the CN Commercial Neighborhood Zoning District to the CP Commercial Pedestrian Zoning District; the demolition of existing buildings; and construction of a five-story, 94,996-square foot office building with alternative parking design on an approximately 0.71-gross acre site located on the west side of South Winchester Boulevard, approximately 200 feet southerly of Stevens Creek Boulevard (Assessor’s Parcel Numbers 303-39-051 and 303-39-047), 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. C18-043 and SP18-049). 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:

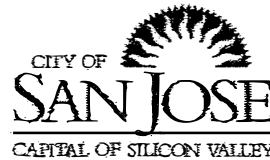
TONI J. TABER, CMC
City Clerk

MITIGATION MONITORING AND REPORTING PROGRAM

355 S. Winchester Boulevard Office Project

File No. SP18-049 & C18-043

October 2019



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.

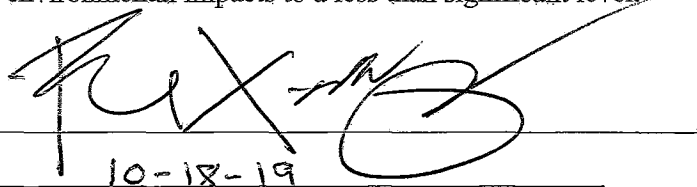
The Initial Study/Mitigated Negative Declaration prepared for the 355 S. Winchester Office Project concluded that the implementation of the project could result in significant effects on the environment, and mitigation measures were incorporated into the proposed project or are required as a condition 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/Mitigated Negative Declaration concluded that the impacts from implementation of the project would be less than significant.

I, Paul Yu, the applicant, on the behalf of Pacific Row Development, LLC, hereby agree to fully implement the Mitigation Measures described below which have been developed in conjunction with the preparation of an Initial Study/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.

Project Applicant's Signature

Date


10-18-19



Planning, Building and Code Enforcement

ROSALYNN HUGHEY, DIRECTOR

355 S. Winchester Office Project
File No. SP18-049 & C18-043

MITIGATION	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 AQ-1: Project construction would expose sensitive receptors to diesel particulate matter (DPM) concentrations in excess of Bay Area Air Quality Management District (BAAQMD) standards.					
<p>MM AQ-1: Prior to the issuance of any demolition, grading, and/or building permits (whichever occurs earliest), the project applicant shall prepare a construction operations plan that includes specifications of the equipment to be used during construction. The plan shall demonstrate that the off-road equipment used on-site to construct the project would achieve a fleet-wide average 85 percent reduction in diesel particulate matter (DPM) exhaust emissions or more. The plan shall be accompanied by a letter signed by a qualified air quality specialist, verifying that the equipment included in the plan meets the standards set forth below:</p> <ul style="list-style-type: none"> Mobile diesel-powered off-road equipment larger than 25 horsepower and operating on the site for more than two days continuously (or 20 hours in total) shall meet, at a minimum, one of the following: <ul style="list-style-type: none"> Engines meeting United States EPA particulate matter emissions standards for Tier 4 engines or equivalent; Tier 2 engines equipped with CARB-certified Level 3 Diesel Particulate Filters (or equivalent); Use of alternatively-fueled equipment (i.e., non-diesel) would meet this requirement; or Other measures may be the use of added exhaust devices; or a combination of measures, provided that these measures are demonstrated to reduce community risk impacts to less than significant. 	<p>Prepare and submit construction operations plan demonstrating a fleet-wide average 85% reduction in DPM emissions to the Director of Planning, Building and Code Enforcement or Director's designee; implement requirements into construction specifications.</p>	<p>Prior to the issuance of any demolition, grading, or building permits.</p>	<p>City of San José Director of Planning, Building and Code Enforcement or Director's designee</p>	<p>Review and approve plan and requirements to reduce construction equipment DPM.</p>	<p>Prior to issuance of any demolition, grading, or building permits; implement requirements during construction.</p>

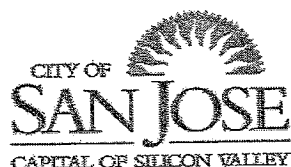


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The construction operations plan shall be submitted to the Director of the City of San José Department of Planning, Building, and Code Enforcement or Director's designee for review and approval.					
Impact AQ-2: The operation of an emergency back-up generator would expose nearby residential sensitive receptors to a maximum cancer risk that exceeds the BAAQMD threshold of 10 chances per million for assumed infant exposure.					
MM AQ-2: The applicant shall develop an operations plan demonstrating that emissions from the generator operation will not cause significant cancer risk exposures over 10 chances per million at the closest sensitive receptor. Possible methods available to reduce these emissions include: <ul style="list-style-type: none"> • Placement of the generator and stack that minimizes exposure; • Use of CARB-certified Level 3 Diesel Particulate Filters or equivalent to reduce diesel particulate matter emissions or use of generator engines that meet U.S. EPA Tier 4 standards for particulate matter (or equivalent); • Limiting the annual hours of testing to less than 50 hours per year The operation plan submitted to the City shall also account for project construction impacts in the analysis. The total cancer risk and annual PM _{2.5} concentrations associated with the generator and construction shall be shown to be less than 10 chances per million cancer risk. The operations plan shall be signed off by a qualified air quality specialist and submitted to the Director of Planning, Building and Code Enforcement or Director's designee prior to the issuance of a building permit.	Prepare and submit generator operation plan demonstrating that the generator will not cause significant cancer risk exposures over 10 chances per million at the closest sensitive receptor to the Director of Planning, Building and Code Enforcement or Director's designee	Prior to the issuance of a building permit	City of San José Director of Planning, Building and Code Enforcement or Director's designee	Review and approve plan and requirements	Prior to the issuance of a building permit



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Biological Resources					
Impact BIO-1: Construction activities may affect nesting birds, raptors, or other migratory birds protected under the Migratory Bird Treaty Act.					
MM BIO-1.1: To avoid disturbance of nesting and special-status birds, the project applicant shall schedule activities related to the project, including, but not limited to, vegetation removal, ground disturbance, construction, and demolition to occur outside of the bird nesting season. The nesting season for most birds, including most raptors in the San Francisco Bay area, extends from February 1 through August 31 (inclusive).	Avoidance of construction activities during nesting season.	Prior to the issuance of any grading permits.	City of San José Director of Planning, Building and Code Enforcement or Director's designee.	Confirm construction activities are scheduled outside of nesting season.	Prior to issuance of any grading permits and during construction activities.
MM BIO-1.2: If demolition and construction activities cannot be scheduled between September 1 and January 31 (inclusive), pre-construction surveys for nesting birds shall be completed by a qualified biologist or ornithologist prior to the issuance of any grading permits to ensure that no nests shall be disturbed during project implementation. The nesting bird pre-construction survey shall be conducted within the project boundary, including a 300-foot buffer (500-foot for raptors). The survey shall be conducted by a qualified biologist familiar with the identification of avian species known to occur in the area. The pre-construction 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 through April 30, inclusive) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May 1 through August 31, inclusive).	If construction activities cannot be scheduled to avoid nesting season, pre-construction surveys shall be conducted by a qualified biologist or ornithologist and construction-free buffer zones shall be designated around active nests.	Same as BIO-1.1	Same as BIO-1.1	Review and approve a report indicating the results of the survey and designated buffer zone	Same as BIO-1.1



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MM BIO-1.3: If active nests are found, the qualified biologist or ornithologist, in consultation with 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 will not be disturbed during project construction (which depends upon the species, the proposed work activity, and existing disturbances associated with land uses outside the site). The buffer zone shall be demarcated by the qualified biologist or ornithologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and shall be instructed to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the qualified biologist or ornithologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.	If construction activities cannot be scheduled to avoid nesting season, pre-construction surveys shall be conducted by a qualified biologist or ornithologist and construction-free buffer zones shall be designated around active nests.	Same as BIO-1.1	City of San José Director of Planning, Building and Code Enforcement or Director's designee.	Review and approve a report indicating the results of the survey and designated buffer zone	Same as BIO-1.1
MM BIO-1.4: The project applicant shall submit a report to the City's Director of Planning, Building and Code Enforcement or Director's designee indicating the results of the survey and any designated buffer zones, and is to be completed to the satisfaction of the Director of Planning, Building and Code Enforcement prior to the issuance of any demolition or grading permits.	Submit a report indicating the results of the survey and any designated buffer zones to the Director of Planning, Building and Code Enforcement or Director's designee.	Same as BIO-1.1	City of San José Director of Planning, Building and Code Enforcement or Director's designee.	Review and approve a report indicating the results of the survey and designated buffer zone	Same as BIO-1.1



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Hazards and Hazardous Materials					
Impact HAZ-1: Construction workers and adjacent residences could be exposed to undocumented contaminants during soil disturbing activities.					
<p>MM HAZ-1: Prior to the issuance of any demolition or grading permits, the applicant shall contact the Santa Clara County Department of Environmental Health (SCCDEH), or equivalent, to discuss the proposed redevelopment project and perform any other necessary investigations and studies to address the potential residual contamination as deemed necessary. The regulatory agency may require a Site Management Plan (SMP), or similar document, to manage the cleanup of potentially contaminated soils. If applicable, a SMP shall be prepared prior to construction to reduce or eliminate exposure risk to human health and the environment, specifically, potential risks associated with the presence of contaminated soils. If required, the SMP shall include, but is not limited to, the following elements to mitigate potential risks associated with environmental conditions:</p> <ul style="list-style-type: none"> • A detailed discussion of the site background; • Proper mitigation as needed for demolition of existing structures; • Management of stockpiles, including sampling, disposal, and dust and runoff control including implementation of a stormwater pollution prevention program; • Management of underground structures encountered, including utilities and/or underground storage tanks; 	Conduct further site investigations to assess residual contamination and prepare an SMP if required by SCCDEH.	Prior to the issuance of any demolition, grading, or building permits.	<p>Santa Clara County Department of Environmental Health</p> <p>Director of Planning or Director's designee</p> <p>Municipal Compliance Officer of the City of San José Environmental Services Department</p>	<p>Review and approval of the SMP by the Santa Clara County Department of Environmental Health</p> <p>Receive copy of the approved SMP</p>	Prior to the issuance of any demolition, grading, or building permits and during construction activities.



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355 S. Winchester Office Project
File No. SP18-049 & C18-043

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<ul style="list-style-type: none"> Procedures to follow if evidence of an unknown historic release of hazardous materials (e.g., underground storage tanks, polychlorinated biphenyls [PCBs], asbestos containing materials, lead-based paint, etc.) is discovered during excavation or demolition activities; A health and safety plan (HSP) for each contractor working at the site 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, or similar document, shall be submitted to the Santa Clara County Department of Environmental Health (SCCDEH) for review and approval if required. A copy of the SMP shall be submitted to the Director of Planning, Building, and Code Enforcement or Director's designee and Municipal Compliance Officer of the City of San José Environmental Services Department for approval prior to the issuance of any grading permits.</p>					
Impact HAZ-2: Construction workers and adjacent residences could be exposed to residual agricultural contaminants.					
MM HAZ-2.1: After demolition but prior to the issuance of any grading permits, a qualified hazardous waste professional shall collect shallow soil samples from the near surface soil and tested for organochlorine pesticides and pesticide-based metals arsenic and lead to determine if contaminants from previous agricultural operations occur at concentrations above established construction worker safety and commercial/industrial environmental screening levels. A Soil	Conduct shallow soil sampling after demolition to assess the presence of agricultural contaminants.	Prior to the issuance of any grading or building permits.	Director of Planning, Building, and Code Enforcement or the Director's	Receive document showing results of soil sampling and testing.	Prior to the issuance of any grading or building permits.



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Sampling Report should be prepared under the direction of the Santa Clara County Department of Environmental Health (SCCDEH) and shall be provided to the Director of Planning, Building, and Code Enforcement or the Director's designee and the City's Municipal Compliance Officer of the Environmental Services Department for review.			designee and the City's Municipal Compliance Officer of the Environmental Services Department		
<p>MM HAZ-2.2: If contaminated soils are found in concentrations above established regulatory environmental screening levels, the project applicant shall enter into the Santa Clara County Department of Environmental Health's (SCCDEH) Voluntary Cleanup Program (VCP), or equivalent, to formalize regulatory oversight of the mitigation of contaminated soil to ensure the site is safe for construction workers and the public after development. The project applicant must remove contaminated soil to levels acceptable to the SCCDEH (or equivalent oversight agency). The SCCDEH (or equivalent oversight agency) may also approve leaving in-place some of the contaminated soil if the contaminated soil will be buried under hardscape and/or several feet of clean soil.</p> <p>A Removal Action Plan, Site Management Plan or other similarly titled report describing the remediation must be prepared and implemented to document the removal and /or capping of contaminated soil. A copy of any reports prepared shall be submitted to the Director of Planning, Building, and Code Enforcement or Director's designee and the Municipal Compliance Officer of the City of San José Environmental Services Department. All work and reports produced shall be</p>	Enter into the Santa Clara County Department of Environmental Health's (SCCDEH) Voluntary Cleanup Program (VCP), or equivalent. Preparation of A Removal Action Plan, Site Management Plan or other similarly titled report describing the remediation.	Same as HAZ-2.1	<p>Santa Clara County Department of Environmental Health</p> <p>Director of Planning or Director's designee</p> <p>Municipal Compliance Officer of the City of San José Environmental</p>	<p>Review and approval of the Removal Action Plan, Site Management Plan or other similarly titled report describing the remediation.</p> <p>Receive copies of all reports and documentation.</p>	Same as HAZ-2.1



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355 S. Winchester Office Project
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performed under the regulatory oversight and approval of the SCCDEH (or equivalent oversight agency).			Services Department		
Noise					
Impact NOI-1: Construction noise would reach as high as 89 dBA L_{eq} at a distance of 50 feet during the excavation phase, which would exceed the highest measured ambient noise level of 73 dBA L_{eq} by 16 dBA.					
MM NOI-1: Prior to the issuance of any grading permits, the project applicant shall prepare a noise logistics plan, consistent with General Plan Policy EC-1.7. The noise logistics plan shall include but is not limited to the following standard measures: <ul style="list-style-type: none"> Limit construction activities shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, unless permission is granted with a development permit or other planning approval. No construction activities are permitted on the weekends. Construct temporary solid plywood fences around ground-level construction sites adjacent to operation businesses, hotels, and other noise-sensitive land uses to remain for the duration of construction activities. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. Prohibit unnecessary idling of internal combustion engines. Locate stationary noise-generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. Construct temporary noise barriers to screen 	Preparation and implementation of a noise logistics plan.	Prior to the issuance of any grading permits.	Director of Planning or Director's designee.	Review and approve noise logistics report; verify implementation in field.	Prior to the issuance of any grading permits and during construction activities.



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<p>stationary noise-generating equipment when located near adjoining sensitive land uses.</p> <ul style="list-style-type: none"> Utilize "quiet" air compressors and other stationary noise sources where technology exists. Control noise from construction workers' radios to a point where it is not audible at existing residences bordering the project site. If conflict with neighboring noise-sensitive receptors occurs during project construction that cannot be resolved by proper scheduling, a temporary noise control blanket shall be installed near the property line along the residential receptors immediately west of the project site, accounting for existing trees and other permanent structures along the property line. 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. 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) 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>The noise logistics plan shall be submitted to the Director of Planning, Building, and Code Enforcement or Director's designee for review and approval prior to the issuance of any grading permits.</p>					



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Impact NOI-2: Rooftop mechanical equipment noise levels could exceed the City's 55 dBA DNL noise limit at the residential property line.					
MM NOI-2: Prior to the issuance of any building permits, a detailed acoustical study shall be prepared during building design to evaluate the potential noise generated by building mechanical equipment and to identify the necessary noise controls that are included in the design to meet the City's 55 dBA DNL noise limit at the shared property line. The study shall evaluate the noise from the equipment and predict noise levels at noise-sensitive locations. Noise control features shall be identified and evaluated to demonstrate that mechanical equipment noise would not exceed 55 dBA DNL at noise-sensitive locations, such as residences. These features could include, but would not be limited to, installation of noise barriers up to 10 feet in height between the noise source and the nearest receptors, selection of equipment that emits low noise levels, fan silencers, enclosures, and mechanical equipment screen walls. The study shall be submitted to the City of San José for review and approval prior to issuance of any building permits.	Preparation and implementation of an acoustical study for the proposed rooftop mechanical equipment	Prior to the issuance of any building permits.	Same as NOI-1	Review and approve acoustical study.	Prior to the issuance of any building permits.
Impact NOI-3: Construction of the project could generate vibration levels exceeding the General Plan threshold of 0.2 in/sec PPV at one residence to the west and a retail structure to the north (DXL), located within 25 feet of the project site.					
MM NOI-3: Prior to the issuance of any grading permits, the project applicant shall prepare a construction vibration plan. The construction vibration plan shall include but is not limited to the following standard measures: Where possible, prohibit operation of earth-moving equipment or other heavy vibration-generating equipment within distances of 25 feet of adjacent structures. • A list of all heavy construction equipment to be used for this project and the anticipated time duration of using the equipment that is known to produce high vibration levels (clam shovel drops,	Preparation and implementation of a construction vibration plan.	Same as NOI-1	Same as NOI-1	Review and approve construction and vibration plan.	Same as NOI-1



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355 S. Winchester Office Project
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<p>vibratory rollers, hoe rams, large bulldozers, caisson drillings, loaded trucks, jackhammers, etc.) shall be included within the plan.</p> <ul style="list-style-type: none"> A construction vibration- plan shall be implemented to document conditions at all structures located within 125 feet of construction prior to, during, and after vibration generating construction activities. All plan tasks shall be conducted under the direction of a qualified Professional Structural Engineer licensed in the State of California and be in accordance with industry accepted standard methods. The construction vibration monitoring plan should be implemented to include the following tasks: <ul style="list-style-type: none"> Identification of sensitivity to groundborne vibration of all structures located within 25 feet of heavy construction. Performance of a photo survey, elevation survey, and crack monitoring survey for each structure of normal construction within 25 feet of other construction activities identified as sources of high vibration levels. Surveys shall be performed prior to any construction activity and after project completion and shall include internal and external crack monitoring in structures, settlement, and distress, and shall document the condition of foundations, walls and other structural elements in the interior and exterior of said structures. 					



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<ul style="list-style-type: none"> Designate a person responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site. Conduct a post-survey on the structure where either monitoring has indicated high levels or complaints of damage. Make appropriate repairs in accordance with the Secretary of the Interior's Standards where damage has occurred as a result of construction activities. <p>The construction vibration plan shall be signed off by a qualified acoustic professional/specialist and submitted to the Director of Planning, Building and Code Enforcement or Director's designee prior to the issuance of any grading and building permits.</p>					

Source: 355 S. Winchester Blvd. Office Project Initial Study/MND, August 2019.