

MITIGATION MONITORING AND REPORTING PROGRAM

One Hanson Court Self Storage Project, City of Milpitas

This Mitigation Monitoring and Reporting Program (MMRP) was prepared based on the findings of the Initial Study and Mitigated Negative Declaration (IS/MND) for the One Hanson Court Self Storage Project, which was circulated in October 2015. This MMRP is in compliance with Section 15097 of the CEQA Guidelines, which requires that the Lead Agency “adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects.” The MMRP lists mitigation measures recommended in the IS/MND and identifies mitigation monitoring requirements, including implementation timing and responsibility as well as monitoring responsibility and actions.

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			Monitoring Action	Monitoring Responsibility	Date Completed
<p>Air-1: Basic Construction Management Practices. The Project shall demonstrate proposed compliance with all applicable regulations and operating procedures prior to issuance of demolition, building or grading permits, including implementation of the following BAAQMD “Basic Construction Mitigation Measures”.</p> <ol style="list-style-type: none"> 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. 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. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s 	<p>Prior to issuance of building permits and during construction</p>	<p>Applicant, specifically the construction contractor</p>	<p>Verify requirements are included in construction contracts and met during construction</p>	<p>Milpitas Public Works Department</p>	

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<p>specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</p> <p>8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations.</p>					
<p>Air-2: Construction Emissions Minimization Practices. The project shall demonstrate compliance with the following Construction Emissions Minimization Practices prior to issuance of demolition, building or grading permits:</p> <ol style="list-style-type: none"> 1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements: <ol style="list-style-type: none"> a) Where access to alternative sources of power are available, portable diesel engines shall be prohibited; b) All off-road equipment shall have: <ol style="list-style-type: none"> i. Engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS). c) Exceptions: 	<p>Prior to issuance of building permits and during construction</p>	<p>Applicant, specifically the construction contractor</p>	<p>Verify requirements are included in construction contracts and met during construction</p>	<p>Milpitas Public Works Department</p>	

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<ul style="list-style-type: none"> i. Exceptions to 1(a) may be granted if the project sponsor has submitted information providing evidence to the satisfaction of the City that an alternative source of power is limited or infeasible at the project site and that the requirements of this exception provision apply. ii. Exceptions to 1(b)(ii) may be granted if the project sponsor has submitted information providing evidence to the satisfaction of the City that a particular piece of off-road equipment with an ARB Level 3 VDECS is: (1) technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, (3) installing the control device would create a safety hazard or impaired visibility for the operator, or (4) there is a compelling emergency need to use off-road equipment that are not retrofitted with an ARB Level 3 VDECS and the sponsor has submitted documentation to the City that the requirements of this exception provision apply. If granted an exception to 1(b)(ii), the project sponsor must comply with the requirements of 1(c)(iii). iii. If an exception is granted pursuant to 1(c)(ii), the project sponsor shall provide the next cleanest piece of off-road equipment, including a Tier 2 engine standard and the following emissions control/alternative fuel in order of preference if available: 1) ARB Level 2 VDECS, 2) ARB Level 2 VDECS, or 3) Alternative Fuel. 					

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<p>Bio-1: Nesting Birds. If construction occurs during the breeding season (February through August), the site and a surrounding radius of not less than 0.5 miles shall be surveyed by a qualified biologist to verify the presence or absence of nesting birds protected under the federal Migratory Bird Treaty Act and the California Fish and Wildlife Code. Pre-construction surveys shall be conducted within 15 days prior to start of work and shall be submitted to the Building Division. If the survey indicates the potential presences of nesting birds, the applicant shall comply with recommendations of the biologist regarding an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be based to a large extent on the nesting species and its sensitivity to disturbance.</p>	<p>Prior to issuance of grading and/or building permits if during nesting period</p>	<p>Applicant</p>	<p>Review of surveys by City and, if applicable, verification of recommended measures in construction contracts.</p>	<p>Milpitas Planning and Public Works Department</p>	
<p>Haz-1: Site Management Plan and Health and Safety Plan. As a condition of Project approval and prior to start of grading or other construction activities, the Project applicant shall prepare a Site Management Plan and Health and Safety Plan as recommended by the Phase I Environmental Site Assessment and the subsequent Soil and Ground Water Quality Evaluation, to establish appropriate management practices for handling impacted soil and ground water that may be encountered during construction activities. These materials may require special handling and disposal. Compliance with this recommendation will alleviate hazards to the public or the environment.</p>	<p>Prior to issuance of grading and/or building permits and during construction</p>	<p>Applicant, specifically the construction contractor</p>	<p>Verify requirements are included in construction contracts and met during construction</p>	<p>Milpitas Public Works Department</p>	
<p>Hydro-1: NPDES General Permit for Construction. As a condition of Project approval and prior to start of grading or other construction activities, the Project applicant shall file a</p>	<p>Prior to issuance of grading and/or building permits</p>	<p>Applicant, specifically the construction</p>	<p>Verify requirements are included in</p>	<p>Milpitas Public Works Department</p>	

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<p>Notice of Intent (NOI) with the RWQCB for compliance with the NPDES General Construction Permit. Pursuant to that permit, the Project will be required to implement management practices of the RWQCB during all phases of construction, including but not limited to the following:</p> <ol style="list-style-type: none"> 1. Burlap bags filled with drain rock shall be installed around storm drains to route sediment and other debris away from the drains. 2. Earthmoving or other dust-producing activities shall be suspended during periods of high winds. 3. All exposed or disturbed soil surfaces shall be watered at least twice daily to control dust as necessary. 4. Stockpiles of soil or other materials that can be blown by the wind shall be watered or covered. 5. All trucks hauling soil, sand, and other loose materials shall be covered or shall maintain at least two feet of freeboard. 6. All paved access roads, parking areas, staging areas and streets adjacent to the construction site shall be swept daily (with water sweepers). 7. Vegetation in disturbed areas shall be replanted as quickly as possible. 8. 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 if requested by the City. 	and during construction	contractor	construction contracts and met during construction		
Hydro-2: Compliance with SWPPP. The Project proponent	Prior to issuance	Applicant,	Verify	Milpitas Public	

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shall prepare and file a draft Stormwater Pollution Prevention Plan (SWPPP) that addresses measures to minimize and control construction runoff. A copy of the draft SWPPP will be submitted to the City of Milpitas for review and approval prior to start of construction. When approved, the certified SWPPP will be posted at the Project site and will be updated to reflect current site conditions.	of grading and/or building permits and during construction	specifically the construction contractor	requirements are included in construction contracts and met during construction	Works Department	
Hydro-3: NPDES C.3 Requirements – Stormwater Control Plan. Pursuant to the San Francisco Bay RWQCB’s Municipal Regional Stormwater NPDES Permit (Permit Number CAS612008) (MRP), the Project applicants shall be required to design, construct and operate stormwater treatment controls to treat post-construction stormwater runoff. These controls shall be sized, designed, implemented and operated in accordance with the Provision C.3 requirements of the regional permit, and the technical requirements of the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP) C.3 Stormwater Handbook, dated April 2012.	Prior to issuance of grading and/or building permits and during construction	Applicant, specifically the construction contractor	Verify requirements are included in construction contracts and met during construction	Milpitas Public Works Department	
Hydro-4: NPDES Best Management Practices. The following measures, based on the RWQCB Best Management Practices (BMPs) and the City requirements, are required of the Project to ensure compliance with NPDES permit requirements for post-construction operations to reduce water quality impacts. 1. When the construction phase is complete, a Notice of Termination (NOT) for the General Permit for	Prior to issuance of grading and/or building permits and during construction	Applicant, specifically the construction contractor	Verify requirements are included in construction contracts and met during construction	Milpitas Public Works Department	

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<p>Construction will be filed with the RWQCB and the City of Milpitas. The NOT will document that all elements of the SWPPP have been executed, 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 project site.</p> <p>All post-construction Treatment Control Measures (TCMs) will be installed, operated, and maintained by qualified personnel. On-site inlets will be cleaned out at a minimum of once per year, prior to the wet season.</p> <p>The property owner will keep a maintenance and inspection schedule and record to ensure the TCMs continue to operate effectively for the life of the project. Copies of the schedule and record must be provided to the City upon request and must be made available for inspection on-site at all times.</p> <p>The property owner will ensure that the bio-retention/treatment areas are maintained as designed for the useful life of the project and preclude operations from diminishing the functionality of the system.</p>					