
Attachment 1

Mitigation Monitoring and Reporting Program



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County of Santa Cruz

PLANNING DEPARTMENT

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MITIGATION MONITORING AND REPORTING PROGRAM for

Lumber Yard Mixed Use Project
Application No. 141157, August 24, 2015

No.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Air Quality					
AQ-1	Conflict with or obstruct implementation of the applicable air quality plan?	Prior to the commencement of work, a survey for asbestos would be required and written notification for asbestos removal and/or demolition would be provided 10 working days prior to commencing any regulated activities.	Applicant	Compliance monitored by the County Planning Department	To be implemented prior to demolition of existing structures.
AQ-2	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Contracted Diesel Control Measures: In addition to the use of Tiered engines and California ultralow sulfur diesel fuel, the following requirements will be incorporated into contract specifications: - To minimize potential diesel odor impacts on nearby receptors (pursuant to MBUAPCD Rule 402, Nuisances), construction equipment will be properly tuned. A schedule of tune-ups will be developed and performed for all equipment operating within the project area. A written log of required tune-ups will be maintained and a copy of the log will be made available to the County of Santa Cruz Planning Department for inspection upon request. - Fixed temporary sources of air emissions (such as portable pumps, compressors, generators, etc.) will be electrically powered unless the contractor submits documentation and receives written approval from the County of Santa Cruz Planning Department that the use of such equipment is not practical, feasible, or available (generally contingent upon power line proximity, capacity, and accessibility). California ultralow sulfur diesel fuel with maximum sulfur content of 15 ppm by weight (ppmw S), or an approved alternative fuel, will be used for on-site fixed equipment not using line power. - To minimize diesel emission impacts, construction contracts will require off-road compression ignition equipment operators to reduce unnecessary idling with a 2-minute time limit, subject to monitoring and written documentation. - On-road material hauling vehicles will shut off engines while queuing for loading and unloading for time periods longer than 2 minutes, subject to monitoring and written documentation. - Off-road diesel equipment will be fitted with verified diesel emission control systems (e.g., diesel oxidation catalysts) to the extent reasonably and economically feasible. - Utilize alternative fuel equipment (i.e., compressed or liquefied natural gas, biodiesel, electric) to the extent reasonably and economically	Applicant	Compliance monitored by the County Planning Department and the MBUAPCD	To be implemented prior to and during project construction

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AQ-3		feasible. Feasibility will be determined consistent with Best Available Control Technology (BACT) general criteria: 1) achieved in practice; 2) contained in adopted control measures; 3) technologically feasible; and 4) cost-effective. Diesel Particulate Matter Emissions Control Measures: In addition, the project will implement the following measures to reduce particulate matter emissions from diesel exhaust: • Grid power will be used instead of diesel generators where it is feasible to connect to grid power (generally contingent upon power line proximity, capacity, and accessibility). • The project specifications will include 13 CCR Sections 2480 and 2485, which limit the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds, both California- or non-California-based trucks) to 30 seconds at a school or 5 minutes at any location. In addition, the use of diesel auxiliary power systems and main engines will be limited to 5 minutes when within 100 feet of homes or schools while the driver is resting. • The project specifications will include 17 CCR Section 93115, Airborne Toxic Control Measure for Stationary Compression Ignition Engines, which specifies fuel and fuel additive requirements; emission standards for operation of any stationary, diesel-fueled, compression-ignition engines; and operation restrictions within 500 feet of school grounds when school is in session. • A schedule of low-emissions tune-ups will be developed and such tune-ups will be performed on all equipment, particularly for haul and delivery trucks. • Low-sulfur (≤ 15 ppmw S) fuels will be used in all stationary and mobile equipment.	Applicant	Compliance monitored by the County Planning Department	To be implemented during project construction
AQ-4		Dust Control Measures: The following controls will be implemented at the construction and staging sites as applicable: • Water all active construction areas at least twice daily as necessary and indicated by soil and air conditions. • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard. • Pave, apply water three times daily, or apply (nontoxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites. • Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites. • Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets. • All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, will be effectively stabilized of dust	Applicant	Compliance monitored by the County Planning Department	To be implemented during project construction

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	<i>which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</i>	performed prior to the demolition of the building on the parcel and all such materials shall be properly identified and removed in accordance with applicable laws pertaining to lead based paint. A comprehensive survey for the presence of asbestos containing materials shall be performed prior to the demolition of the building on the parcel and all such materials shall be properly identified and removed in accordance with applicable laws pertaining to asbestos containing materials.		monitored by the County Planning Department	prior to and during demolition
HAZ-2			Applicant	Compliance monitored by the County Planning Department	To be implemented prior to and during demolition
Noise					
NOI-1	<i>Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</i>	Limit construction activity to between the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. Saturday in order to avoid noise during more sensitive nighttime hours. Prohibit construction activity on Sundays.	Applicant	Compliance monitored by the County Planning Department	To be implemented during project construction
NOI-2		Require that all construction and maintenance equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation.	Applicant	Compliance monitored by the County Planning Department	To be implemented during project construction
NOI-3		Prohibit gasoline or diesel engines from having unmuffled exhaust.	Applicant	Compliance monitored by the County Planning Department	To be implemented during project construction
NOI-4		Use noise-reducing enclosures around stationary noise-generating equipment capable of 6 dB attenuation.	Applicant	Compliance monitored by the County Planning Department	To be implemented during project construction
NOI-5		Prior to demolition of the existing structure or construction of the proposed commercial mixed-use building, require construction of a permanent masonry sound wall with a minimum height on 6 feet along the property boundary with 718 38th Avenue.	Applicant	Compliance monitored by the County Planning Department	To be implemented prior to demolition of the existing structure
NOI-6		Construct a masonry sound wall with a minimum height of 6 feet along the southern property boundary adjacent to the southern driveway access from 38th Avenue where it borders the adjacent residential property at 718 38th Avenue.	Applicant	Compliance monitored by the County Planning Department	To be implemented prior to demolition of the existing structure
NOI-7		Construct fencing or other solid barrier with a minimum height of 6 feet, together with landscape plantings that include large shrubs/small trees with dense woody foliage along the southern property boundary adjacent to the proposed residential garages.	Applicant	Compliance monitored by the County Planning Department	To be implemented following project construction