



City of Petaluma, California

Community Development Department
Planning Division
11 English Street, Petaluma, CA 94952

Project Name: Corona Station Residential Project
File Number: File No. PLMA 18-0006
Address/Location: 890 North McDowell Boulevard, Petaluma, CA
(APN: 137-061-019)

MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conformance with Section 21081.6 of the California Environmental Quality Act (CEQA) and Section 15097 of the CEQA Guidelines. This document has been developed to ensure implementation of mitigation measures and proper and adequate monitoring/reporting of such implementation. CEQA requires that this MMRP be adopted in conjunction with project approval, which relies upon a Mitigated Negative Declaration.

The purpose of this MMRP is to: (1) document implementation of required mitigation; (2) identify monitoring/reporting responsibility, be it the lead agency (City of Petaluma), other agency (responsible or trustee agency), or a private entity (applicant, contractor, or project manager); (3) establish the frequency and duration of monitoring/reporting; (4) provide a record of the monitoring/reporting; and (5) ensure compliance.

The following table lists each of the mitigation measures adopted by the City in conjunction with project approval, the implementation action, timeframe to which the measure applies, the monitoring/reporting responsibility, reporting requirements, and the status of compliance with the mitigation measure.

Implementation

The responsibilities of implementation include review and approval by City staff including the engineering, planning, and building divisions. Responsibilities include the following:

1. The applicant shall obtain all required surveys and studies and provide a copy to the City prior to issuance of grading permits or approvals of improvements plans.
2. The applicant shall incorporate all applicable code provisions and required mitigation measures and conditions into the design and improvements plans and specifications for the project.
3. The applicant shall notify all employees, contractors, subcontractor, and agents involved in the project implementation of mitigation measures and conditions applicable to the project and shall ensure compliance with such measures and conditions.
4. The applicant shall provide for the cost of monitoring of any condition or mitigation measure that involves on-going operations on the site or long-range improvements.

5. The applicant shall designate a project manager with authority to implement all mitigation measures and conditions of approval and provide name, address, and phone numbers to the City prior to issuance of any grading permits and signed by the contractor responsible for construction.
6. Mitigation measures required during construction shall be listed as conditions on the building or grading permits and signed by the contractor responsible for construction.
7. All mitigation measures shall be incorporated as conditions of project approval.
8. The applicant shall arrange a pre-construction conference with the construction contractor, City staff and responsible agencies to review the mitigation measures and conditions of approval prior to the issuance of grading and building permits.

Monitoring and Reporting

The responsibilities of monitoring and reporting include the engineering, planning, and building divisions, as well as the fire department. Responsibilities include the following:

1. The Building, Planning, and Engineering Divisions and Fire Department shall review the improvement and construction plans for conformance with the approved project description and all applicable codes, conditions, mitigation measures, and permit requirements prior to approval of a site design review, improvement plans, grading plans, or building permits.
2. The Planning Division shall ensure that the applicant has obtained applicable required permits from all responsible agencies and that the plans and specifications conform to the permit requirements prior to the issuance of grading or building permits.
3. Prior to acceptance of improvements or issuance of a Certificate of Occupancy, all improvements shall be subject to inspection by City staff for compliance with the project description, permit conditions, and approved development or improvement plans.
4. City inspectors shall ensure that construction activities occur in a manner that is consistent with the approved plans and conditions of approval.

MMRP Checklist

The following table lists each of the mitigation measures adopted by the City in connection with project approval, the timeframe to which the measure applies, the person/agency/permit responsible for implementing the measure, and the status of compliance with the mitigation measure.

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AIR QUALITY				
<p>AQ-1: The applicant shall incorporate the Best Management Practices (BMPs) for construction into the construction and improvement plans and clearly indicate these provisions in the specifications. In addition, an erosion control program shall be prepared and submitted to the City of Petaluma prior to any construction activity. BMPs shall include but not be limited to the BAAQMD Basic Construction Mitigation Measures as modified below:</p> <ol 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 three times per day. All haul trucks transporting soil, sand, or other loose material 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. 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. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be 	<ul style="list-style-type: none"> Measures shall be included in project design and construction documents. Periodic inspections during construction to ensure that measures are in place. 	<ul style="list-style-type: none"> Applicant Planning Division Building Division 		

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<p>checked by a certified mechanic and determined to be running in proper condition prior to operation.</p> <p>8. Construction equipment staging shall occur as far as possible from existing sensitive receptors.</p> <p>9. The Developer shall designate a person with authority to require increased watering to monitor the dust and erosion control program and provide name and phone number to the City prior to issuance of grading permits. Post a publicly visible sign with the telephone number of designated person 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>AQ-2: To reduce potential impacts to air quality during construction, the project shall develop and implement a plan demonstrating that off-road equipment used on-site to construct the project would achieve a fleet-wide average 45 percent reduction, or more, in diesel particulate matter exhaust emissions. Examples of how to achieve this reduction may include but is not limited to a combination of the following:</p> <p>1. Diesel-powered off-road equipment larger than 25 horsepower operating on-site for more than two days continuously shall at a minimum meet U.S. EPA particulate matter emissions standards for Tier 2 engines that include CARB-certified Level 3 Diesel Particulate Filters or equivalent.¹ Equipment that meets U.S. EPA Tier 3 standards with DPF 3 filters for particulate matter or engines meeting Tier 4 particulate matter standards would meet this requirement.</p>	<ul style="list-style-type: none"> Measures shall be included in project design and construction documents. Periodic inspections during construction to ensure that measures are in place. 	<ul style="list-style-type: none"> Applicant Planning Division Building Division 		

¹ <http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm>

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2. All diesel-powered off-road equipment, larger than 25 horsepower, operating on the site for more than two days continuously shall, at a minimum, meet U.S. EPA particulate matter emissions standards for Tier 2 engines. 3. Line power would be provided to limit the use of any portable diesel-powered equipment to 20 hours (e.g., generators, compressors, welders, etc.). 4. Use of construction equipment that is alternatively-fueled (non-diesel). 5. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time. 6. Minimize the idling time of diesel powered construction equipment to two minutes. 7. All construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOx and PM. 8. Require all contractors use equipment that meets CARB’s most recent certification standard for off-road heavy duty diesel engines.				
BIOLOGICAL RESOURCES				
BIO-1: In order to avoid impacts to special-status avian species and other birds protected under the Migratory Bird Treaty Act, site preparation activities, including the removal of trees and building demolition, should occur outside of the bird-nesting season between September 1 st and January 31 st . If vegetation removal or construction begins between February 1 st and August 31 st , preconstruction surveys including call sounds shall be conducted by a qualified biologist within 7 days and up to 14 days prior to such activities to determine absence or the presence and location of nesting bird species. The nesting survey shall include the examination of all trees within 200 feet of the project site, or as otherwise determined by a qualified ornithologist, including those not	<ul style="list-style-type: none"> • Conduct construction in conformance with measures herein. • Notify Planning Division and CDFW in the event of discovery. 	<ul style="list-style-type: none"> • Applicant • CDFW • Planning Division • Qualified biologist. 		

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<p>identified for removal. If active nests are present, temporary protective breeding season buffers shall be established by a qualified biologist in order to avoid direct or indirect mortality or disruption of these birds, nests or young. The appropriate buffer distance is dependent on the species, surrounding vegetation and topography and will be determined by a qualified biologist to prevent nest abandonment and direct mortality during construction. Buffers may be larger for special-status species. Work may proceed if no active nests are found during surveys or when the young have fledged a nest or the nest is determined to be no longer active.</p>				
CULTURAL RESOURCES				
<p>CUL-1: If during the course of ground disturbing activities, including, but not limited to excavation, grading and construction, a potentially significant prehistoric or historic resource is encountered, all work within a 100-foot radius of the find shall be suspended for a time deemed sufficient for a qualified and city-approved cultural resource specialist to adequately evaluate and determine significance of the discovered resource and provide treatment recommendations. Should a significant archeological resource be identified a qualified archaeologist shall prepare a resource mitigation plan and monitoring program to be carried out during all construction activities. Prehistoric archaeological site indicators include: obsidian and chert flakes and chipped stone tools; grinding and mashing implements (e.g., slabs and handstones, and mortars and pestles); bedrock outcrops and boulders with mortar cups; and locally darkened midden soils. Midden soils may contain a combination of any of the previously listed items with the possible addition of bone and shell remains, and fire affected stones. Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).</p>	<ul style="list-style-type: none"> • Conduct construction in conformance with measures herein. • Notify Professional Archaeologist and Planning Division in the event of potentially significant archaeological resource discovery. • Include measure on project construction and improvement plans. 	<ul style="list-style-type: none"> • Applicant • Professional Archaeologist • Planning Division 		

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GEOLOGY AND SOILS				
<p>GEO-1: As determined by the City Engineer and/or Chief Building Official, all recommendations outlined in the Geotechnical Investigation dated August 28, 2018, prepared by Stevens, Ferrone & Bailey, Engineering Company, Inc., including but not limited to, site preparation and grading, excavation, seismic design, foundation design, and sound wall design are herein incorporated by reference and shall be adhered to in order to ensure that appropriate construction measures are incorporated into the design of the project. Nothing in this mitigation measure shall preclude the City Engineer and/or Chief Building Official from requiring additional information to determine compliance with applicable standards. The geotechnical engineer shall inspect the construction work and shall certify to the City, prior to issuance of a certificate of occupancy that the improvements have been constructed in accordance with the geotechnical specifications.</p>	<ul style="list-style-type: none"> • Incorporate geotechnical recommendations into project construction and improvement plans. • The project geotechnical engineer shall inspect the construction work and shall certify to the City, prior to issuance of a certificate of occupancy that the improvements have been constructed in accordance with the geotechnical specifications. 	<ul style="list-style-type: none"> • Applicant/ Contractor/ Geotechnical Engineer • Public Works and Utilities • Building Division 		
<p>GEO-2: Prior to issuance of a grading permit, an erosion control plan along with grading and drainage plans shall be submitted to the City Engineer for review. All earthwork, grading, trenching, backfilling, and compaction operations shall be conducted in accordance with the City of Petaluma’s Grading and Erosion Control Ordinance #1576, Title 17, Chapter 17.31 of the Petaluma Municipal Code. These plans shall detail erosion control measures such as site watering, sediment capture, equipment staging and laydown pad, and other erosion control measures to be implemented during construction activity on the project site.</p>	<ul style="list-style-type: none"> • Compliance with approved erosion control plan. 	<ul style="list-style-type: none"> • Applicant/ Contractor/ Geotechnical Engineer • Public Works and Utilities • Building Division 		
GREENHOUSE GAS EMISSIONS				

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<p>GHG-1: A GHG reduction plan shall be developed and demonstrate that GHG emission from the operation of the project would be reduced, such that the project would have GHG emissions not exceeding 660 MT of CO₂e/ year or 2.8 MT/capita/year in 2030. Elements of this plan may include the following:</p> <ul style="list-style-type: none"> • Installation of solar power systems or other renewable electric generating systems that provide electricity to power on-site equipment and possibly provide excess electric power; • Provide infrastructure for electric vehicle charging in residential units (i.e., provide 220 VAC power) • Develop and implement a transportation demand management (TDM) program to reduce mobile GHG emissions; • Incorporate pedestrian and bicycle circulation features; • Increase water conservation above State average conditions for residential uses; • Construct onsite or fund off-site carbon sequestration projects such as a forestry or wetlands projects for which inventory and reporting protocols have been adopted. If the project develops an off-site project, it must be registered with the Climate Action Reserve or otherwise approved by the BAAQMD in order to be used to offset Project emissions; • Purchase of carbon credits to offset Project annual emissions. Carbon offset credits must be verified and registered with The Climate Registry, the Climate Action Reserve, or another source approved by the California Air Resources Board or BAAQMD. The preference for offset carbon credit purchases include those that can be achieved as follows: 1) within the City; 2) within the San Francisco Bay Area Air Basin; 3) within the State of California; then 4) elsewhere in the United States. Provisions of evidence of payments, and 	<ul style="list-style-type: none"> • Conduct construction in conformance with measures herein. • Prior to issuance of a Certificate of Occupancy, provide a GHG Reduction Plan demonstrating compliance which may include proof of purchase of Carbon offset credits which have been verified and registered by a source approved by the California Air Resources Board or BAAQMD. 	<ul style="list-style-type: none"> • Applicant • Planning Division • Building Division 		

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funding of an escrow-type account or endowment fund would be overseen by the County.				
HAZARDOUS MATERIALS				
<p>HAZ-1: Prepare and implement a Risk Management Plan and Health and Safety Plan that protects construction workers and provides the procedures to properly manage contaminated soil and groundwater that may be encountered during construction activities. The Plan shall address procedures for discovery of any known or unknown features or environmental conditions that may be encountered during construction activities and proper disposal methods for contaminated materials. The Plan shall include, but not be limited to the following components:</p> <ul style="list-style-type: none"> • Verification of Compliance: Prior to issuance of a grading permit, the applicant shall submit for review and approval by the City of Petaluma, written verification that the appropriate federal, state or county oversight authorities, including but not limited to the RWQCB and/or the Sonoma County Department of Health Services, have granted all required clearances and confirmed that all applicable standards, regulations and conditions for all previous contamination at the project site. • Soil management: Provide guidelines for identification and analysis of known (per Phase I ESA and Phase II ESA prepared by Pinnacle Environmental, Inc.) and unknown environmental conditions and define responsibilities for management of discovery of known and unknown features or site conditions. • Groundwater management: Groundwater encountered during construction shall be contained onsite in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies of the City of Petaluma, the RWQCB and/or Sonoma County Department of Health Services. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and 	<ul style="list-style-type: none"> • Conduct construction in conformance with measures herein. • Compliance with approved Risk Management Plan and Health and Safety Plan. • Prior to issuance of a grading permit, submit proof of clearance from all appropriate agencies. 	<ul style="list-style-type: none"> • Applicant/ Contractor • Planning Division • Building Division • SF Bay Region Water Board 		

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<p>vapor intrusion into buildings. Prohibit use of groundwater encountered during construction activities for dust control and allow discharge of groundwater to surface waters only pursuant to a permit issued from applicable regulatory agencies. All permit conditions must be satisfied prior to discharge.</p> <ul style="list-style-type: none"> • Health and Safety plan: Preparation and implementation of a site-specific Environmental Health and Safety Plan by the general contractor to ensure that appropriate worker health and safety measures are in place during construction activities. Elements of the plan must include all practices and procedures necessary to comply with all new and existing Federal, California, and local statutes, ordinances, or regulations regarding health and safety. Specific components of the Plan must include the following: <ul style="list-style-type: none"> ○ Identification of site hazards potential hazardous substances/materials that could be encountered, including potential odors associated with hazardous substances/materials; ○ Assignment of specific health and safety responsibilities for site work; ○ Establishment of appropriate general work practices; ○ Establishment of control zones and decontamination procedures; ○ Job hazard analysis / hazard mitigation procedures; ○ Required personal protective and related safety equipment; and ○ Contingency and emergency information. • Proper Removal of Buried Equipment: Any buried holding tanks including septic systems shall be properly decommissioned in accordance with applicable regulations established by the County of Sonoma. Removal of underground tanks shall be immediately followed by backfill in accordance 				

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with Engineering recommendations. Materials shall be properly disposed of at permitted facilities.				
HYDROLOGY AND WATER QUALITY				
<p>HYDRO-1: Following construction of the residential buildings within the FP-C (Flood Plain – Combining District), and prior to occupancy, the elevation of the lowest floor, including basement, shall be certified by a registered professional engineer or surveyor, to be properly elevated. Such certification or verification shall be provided to the Floodplain Administrator. As determined to be appropriate by the Floodplain Administered, the following standards may also be required:</p> <ol style="list-style-type: none"> 1. All new improvements shall be anchored to prevent flotation, collapse, or lateral movement. 2. All new improvements shall be constructed with materials and utility equipment resistant to flood damage and using methods and practices to minimize flood damage. 3. All electrical, heating, air conditioning, ventilation, and plumbing shall be designed and located to prevent water from entering or accumulating within components during flooding. 4. All new construction and improvements shall insure that fully enclosed areas below the lowest floor that are subject to flooding be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. A minimum of two opening not less than one square inch for every square foot of enclosed area shall be provided 	<ul style="list-style-type: none"> • Conduct construction in conformance with measures herein. • Prior to issuance of Certificate of Occupancy, provide proof of certification by a registered engineer or surveyor. 	<ul style="list-style-type: none"> • Project Engineer • Planning Division • Building Division • Floodplain Administrator 		
NOISE				

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<p>NOI-1: The following Best Construction Management Practices shall be implemented to reduce construction noise levels emanating from the site, limit construction hours, and minimize disruption and annoyance:</p> <ol style="list-style-type: none"> 1. Limit construction hours to between 7:00 a.m. and 7:00 p.m., Monday through Friday and between 9:00 a.m. and 7:00 p.m. on Saturday, Sunday and State, Federal and Local Holidays. 2. Delivery of materials and equipment to the site and truck traffic coming to and from the site is restricted to the same construction hours specified above. 3. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. 4. Unnecessary idling of internal combustion engines shall be strictly prohibited. 5. Locate stationary noise-generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. 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. 6. Acoustically shield stationary equipment located near residential receivers with temporary noise barriers. 7. Utilize "quiet" air compressors and other stationary noise sources where technology exists. 8. Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities. 	<ul style="list-style-type: none"> • Conduct construction in conformance with measures herein. • Incorporate into project design and construction documents. • Maintain delivery, hauling and construction in accordance with measure. • Provide notice to surrounding properties in accordance with measure. • Applicant shall provide for periodic inspection during construction to ensure that measures are in place. 	<ul style="list-style-type: none"> • Applicant • Planning Division • Building Division 		

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<p>9. Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from existing residences.</p> <p>10. Control noise from construction workers’ radios to a point where they are not audible at existing residences bordering the project site.</p> <p>11. The contractor shall prepare a detailed construction schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.</p> <p>12. Notify all adjacent residences (within 500 feet of the project site) of the construction schedule, in writing, and provide a written schedule of “noisy” construction activities to the adjacent land uses.</p> <p>13. 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, etc.) 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>				
NOISE – RECOMMENDED MEASURES				

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<p>Recommendation NOI-2: To reduce noise levels in the side yards of the eight Type II Zero Lot Line homes facing North McDowell Blvd to a CNEL of 60 dBA, a barrier with a minimum top of wall elevation of seven (7) feet above yard grade level on the side yard of the Zero Lot Line homes along North McDowell Blvd shall be incorporated into the project design. To ensure effectiveness, the noise barrier walls shall be built without cracks or gaps in the face, and shall not have large or continuous gaps at the base, or where they adjoin the homes or each other. The walls should also have a minimum surface weight of 3.0 lbs. per square foot. Small, dispersed, gaps in the base of the walls for landscape irrigation or drainage which do not compose more than 0.5% of the wall area are acceptable.</p>	<ul style="list-style-type: none"> • Conduct construction in conformance with measures herein. 	<ul style="list-style-type: none"> • Applicant • Planning Division • Building Division 		
<p>Recommendation NOI-3: In order to comply with noise compatibility standards, the project shall incorporate the following:</p> <ol style="list-style-type: none"> 1. Provide forced air mechanical ventilation, satisfactory to the local building official, in all residences with partial or full line of sight to North McDowell Blvd. traffic. 2. To maintain interior noise levels at or below 45 dBA CNEL, provide sound-rated windows and doors at Type I and Type II residences facing or perpendicular to North McDowell Boulevard. The degree of sound mitigation needed to achieve an interior CNEL of 45 dBA or less would vary depending on the final design of the building (relative window area to wall area) and the design of the exterior wall assemblies. However, based on the future exterior noise levels and typical residential construction, it is anticipated that windows and doors facing or with a view of North McDowell Boulevard may require STC ratings of between 28 and 30. 3. The specific determination of exterior wall assemblies and window/door STC ratings should be conducted on a unit-by-unit basis during the project design. The results of the analysis, including the description of the necessary noise 	<ul style="list-style-type: none"> • Conduct construction in conformance with measures herein. 	<ul style="list-style-type: none"> • Applicant • Planning Division • Building Division 		

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control treatments, shall be submitted to the City along with the building plans and approved prior to issuance of a building permit.				
Recommendation NOI-4: Install windows with STC ratings of between 28 and 32 for residences adjacent to the rail line to reduce interior maximum levels resulting from train engine noise to the recommended 55 dBA Lmax30 interior levels.	<ul style="list-style-type: none"> Conduct construction in conformance with measures herein. 	<ul style="list-style-type: none"> Applicant Planning Division Building Division 		
TRANSPORTATION – RECOMMENDED MEASURES				
Recommendation TRAF-1: Existing landscaping on the median island within the North McDowell Boulevard and within the line sight of the eastern driveway, shall be modified to achieve adequate sight lines where left-turn egress would be allowed. Landscaping modification would include removal of bushes and shrubs between the trees as well as a reduction in the height of the berm on the median. Additionally, new landscaping and signage introduced by the project shall be installed in locations and maintained in a manner that does not further introduce sight line conflicts at project driveways.	<ul style="list-style-type: none"> Conduct construction in conformance with measures herein. 	<ul style="list-style-type: none"> Applicant Planning Division City Engineer 		
UTILITIES AND SERVICE SYSTEMS				
UTIL-1: Prior to issuance of a grading permit, a Final Hydrology and Hydraulic Study shall be prepared to confirm that the proposed combination of site grading, routing of onsite storm water pipe facilities and storm water treatment systems continue to mitigate increases in calculated peak flows to the individual points of concentration around the site, to at or below pre-project conditions.	<ul style="list-style-type: none"> Prior to issuance of a grading permit, submit Final Hydrology and Hydraulic Study 	<ul style="list-style-type: none"> Applicant Building Division Public Works and Utilities 		