Table 4-1: Mitigation Monitoring and Reporting Program for Hotel Development

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
AESTHETICS	***Mitigation Measures Identified in the Project EIR***			
Impact AES-2: The projects would introduce new light and glare to the project site and project area.	**MM AES-1 Exterior Lighting Control Plan** The applicants for both the hotel development and the residential development shall implement this mitigation measure on their respective development properties. To minimize the adverse impact associated with light and glare, the project applicants shall submit an exterior lighting control plan for review and approval by the Community Development Director prior to issuance of a building permit for vertical construction. The applicants shall design and install all permanent exterior lighting and all temporary construction lighting such that: (a) lamps and reflectors are not directly visible from beyond the project site, as is feasible; (b) lighting does not cause excessive reflected glare; (c) direct lighting does not illuminate the nighttime sky; (d) illumination of the project and its immediate vicinity is minimized; and (e) the lighting mitigation plan complies with all relevant local policies and ordinances. The exterior lighting control plan shall include the following: ▪ A photometric study that demonstrates spillover horizontal foot-candle (fc) levels do not exceed 1.0 fc at the project site boundary adjacent to the riparian area. ▪ Identification of the location and direction of light fixtures that take the lighting control requirements into account;	Community Development Department (CDD)	Review and approval of exterior lighting control plan prior to issuance of a building permit for vertical construction.	

Exhibit A

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	▪ Lighting design that considers setbacks of project features from the site boundary to aid in satisfying the lighting control requirements; ▪ Lighting design that incorporates fixture hoods/shielding, with light directed downward or toward the area to be illuminated; ▪ Light fixtures that are visible from beyond the project boundary shall have cutoff angles that are sufficient to prevent lamps and reflectors from being visible beyond the project boundary, except where necessary for security; ▪ All lighting shall be of minimum necessary brightness consistent with operational safety and security; and ▪ Lights in high illumination areas not occupied on a continuous basis shall have (in addition to hoods) switches, timer switches, or motion detectors so that the lights operate only when the area is occupied.			
AIR QUALITY	***Mitigation Measures Identified in the Project EIR***			
Impact AQ-1: Construction activities for both projects would generate dust and exhaust emissions of criteria pollutants and toxic air contaminants.	**MM AQ-1.1 Reduce fugitive dust** The applicants for both the hotel development and the residential development shall implement this mitigation measure on their respective development properties. The applicant shall implement the following measures to minimize nuisance impacts and to significantly reduce fugitive dust emissions, which shall be shown on the grading and building plans: ▪ Limit grading to 8.1 acres per day, and grading and excavation to 2.2 acres per day.	CDD Contractor	Review and approve construction specifications prior to issuance of building permit. Include in construction specifications and implement during construction	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	▪ Water graded/excavated areas and active unpaved roadways, unpaved staging areas, and unpaved parking areas at least twice daily or apply non-toxic chemical soil stabilization materials per manufacturer's recommendations. Frequency should be based on the type of operations, soil and wind exposure. ▪ Prohibit all grading activities during periods of high wind (more than 15 mph). ▪ Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). ▪ Stabilize all disturbed soil areas not subject to using approved chemical soil binders, jute netting, or gravel for temporary roads and any other methods approved in advance by the APCD. ▪ Sow exposed ground areas that are planned to be reworked at dates greater than one month after initial grading with a fast germinating, non-invasive grass seed, and water until vegetation is established. ▪ Plant vegetative ground cover in disturbed areas as soon as possible. ▪ Use street sweepers, water trucks, or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the project site. Reclaimed (non-potable) water should be used whenever possible; ▪ Spray dirt stock pile areas daily as needed. ▪ Place gravel on all roadways and driveways as soon as possible after grading. In addition, construct building		Review during site inspections	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	pads as soon as possible after grading unless seeding, soil binders, or frequent water application are used. ▪ Not exceed a 15 mph vehicle speed for all construction vehicles on any unpaved surface at the construction site. ▪ Cover or maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) on all trucks hauling dirt, sand, soil, or other loose materials in accordance with California Vehicle Code Section 23114. ▪ Limit unpaved road travel to the extent possible, for example, by limiting the travel to and from unpaved areas, by coordinating movement between work areas rather than to central staging areas, and by busing workers where feasible. ▪ Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the project site, and inspect vehicle tires to ensure free of soil prior to carry-out to paved roadways. ▪ Sweep streets at the end of each day, or more frequently as needed, if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible.			
	MM AQ-1.2 Designate a dust compliance monitor The applicants for both the hotel development and the residential development shall implement this mitigation measure on their respective development properties. The applicant shall require the contractor(s) or builder(s) to designate a person or persons to monitor the fugitive	CDD	Review and approve construction specifications prior to issuance of building permit; monitor complaint status with MBUAPCD	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20 percent opacity, and to prevent transport of dust off-site. Their duties shall include monitoring during holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the MBUAPCD Compliance Division prior to the start of any grading, earthwork, or demolition. The applicant shall provide and post a publicly visible sign that specifies the telephone number and name to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the MBUAPCD shall also be visible to ensure compliance with Rule 402 (Nuisance).	Monterey Bay Unified Air Pollution Control District (MBUAPCD) Construction Dust Monitor	Record and investigate (as necessary) complaints Post signs; respond to complaints	
BIOLOGICAL RESOURCES	***Mitigation Measures Identified in the Project EIR***			
Impact BIO-2: The residential development would cause a direct and/or indirect adverse effect on native trees and associated nesting bird sites.	**MM BIO-2.2 Preconstruction Bird Surveys** The applicants for both the hotel development and the residential development shall implement this mitigation measure on their respective development properties. The applicant shall schedule all on-site tree removal and grading to occur between August 15th and February 1st of any given year to avoid the bird nesting season. If this schedule is not practical, the applicant shall hire a qualified biologist to conduct preconstruction nesting bird surveys no more than two weeks prior to removal of trees and grading. If nesting birds are observed, the biologist will establish a buffer zone where no tree removal or grading will occur until the biologist confirms that all chicks have fledged. The buffer zone may vary from 50 to 250 feet,	CDD Qualified biologist	Construction specifications prior to issuance of grading permits. Preconstruction surveys	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	depending upon the species of bird and exposure of the nest site.			
CULTURAL RESOURCES	***Mitigation Measures Identified in the Project EIR***			
Impact CR-1: The projects would cause a substantial adverse change to a known archeological resource.	**MM CR-1.1 Archaeological Testing Program 1** The applicant for the hotel development shall implement this mitigation measure on the hotel development property. The applicant shall hire a qualified archaeologist to design and undertake an archaeological testing program. The program shall recommend that a qualified archaeologist be present and monitor all earthmoving activities. The program shall recommend protocols to be undertaken if potential historical or unique archaeological resources are discovered during construction. The program shall dictate procedures to be performed if an archaeological find is determined to be an historical or unique archaeological resource, and if avoidance of the resource would not be feasible. Such procedures shall be designed to result in the extraction of sufficient volumes of non-redundant archaeological data to address important regional research considerations. The archaeological testing program shall be reviewed and approved by the Community Development Director prior to issuance of the grading permit.	CDD Qualified archaeologist	Review and approve archaeological testing program prior to issuance of building permit Prepare and undertake archaeological testing program	
Impact CR-2: The projects would directly impact a paleontological resource or unique geologic feature.	**MM CR-2 Paleontological Resource Monitoring** The applicants for both the hotel development and the residential development shall implement this mitigation measure on their respective development properties. Prior to issuance of a grading permit, the applicant shall hire a qualified paleontologist to review the final grading	CDD Qualified paleontologist	Review memorandum prior to issuance of building permit	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	plans and final geotechnical report for the project. Based upon a review of these documents, the paleontologist shall prepare a technical memorandum indicating the likelihood of encountering paleontological resources during construction and submit to the Community Development Director for review. If the likelihood is low, no further action is required and the mitigation shall be considered complete. If the likelihood is moderate-to-high, the paleontologist shall conduct intermittent monitoring during earth-moving activities. The paleontological monitor shall have the authority to temporarily (within one working day) divert or redirect grading to allow time to evaluate any exposed fossil material. During monitoring and salvage, any scientifically significant specimens shall be properly collected after evaluation by, and under the supervision of, the paleontologist. Specimens shall be prepared to the point of identification (not exhibition), stabilized, identified, and curated in a suitable repository that has a retrievable storage system. A final report shall be prepared at the end of earth moving activities, and shall include an itemized inventory of recovered fossils and appropriate stratigraphic and locality data. This report shall be sent to the City of Scotts Valley, signifying the end of mitigation. Another copy shall accompany any recovered fossils, along with field logs and photographs, to the designated repository.		Prepare memorandum; if necessary, conduct monitoring, prepare report, and send to appropriate parties	
GEOLOGY, SOILS, AND SEISMICITY	***Mitigation Measures Identified in the Project EIR***			
Impact GEO-2: The projects would expose people or structures to substantial	**MM GEO-2 Implement geotechnical report recommendations.**	CDD	Review geotechnical report and ensure recommendations are	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
safety risks as a result of seismically induced ground shaking, liquefaction, settlement, lateral spreading, and/or surface cracking.	The applicants for both the hotel development and the residential development shall implement this mitigation measure on their respective development properties. The project applicant shall consult with a registered geotechnical engineer to prepare a design-level geotechnical investigation that incorporates the recommendations in the *Draft Geotechnical Investigation on Proposed Residential and Hotel Development at Enterprise Way, Scotts Valley, California* (TMakdissy Consulting, 2014). The design-level geotechnical report shall address, but not be limited to, site preparation and grading, building foundations, and CBC seismic design parameters. A design-level geotechnical report shall be prepared and submitted in conjunction with Building Permit application(s) and reviewed and approved by the Community Development Director. Recommendations from the design-level geotechnical report shall be incorporated into the final project design and construction documents for each phase of the project.	Registered geotechnical engineer	included in plans prior to issuance of building permits Prepare design-level geotechnical investigation	
NOISE	***Mitigation Measures Identified in the Project EIR***			
Impact N-1: The projects would cause a temporary or periodic increase in ambient noise levels during construction that would substantially disturb sensitive receptors.	**MM N-1 Construction Noise Reduction** The applicants for both the hotel development and the residential development shall implement this mitigation measure on their respective development properties. To reduce the effects of construction noise, the City of Scotts Valley shall ensure that the project applicants include the following on all construction specifications ~~contracts~~ for the proposed project: Construction Equipment. Properly maintain construction equipment and ensure that all internal combustion engine driven machinery with intake and exhaust mufflers and	CDD Building Department Contractor	Review of and approval of construction plan prior to issuance of grading and building permits Prepare construction plan, including noise specifications; adhere to plan provisions during construction	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	engine shrouds (if the equipment had such devices installed as part of its standard equipment package) that are in good condition and appropriate for the equipment. Equipment engine shrouds shall be closed during equipment operation. The applicants shall require all contractors, as a condition of contract, to maintain and tune-up all construction equipment to minimize noise emissions. Vehicle and Equipment Idling. Construction vehicles and equipment shall not be left idling for longer than 5 minutes when not in use. Stationary Equipment. All noise-generating stationary equipment, such as air compressors or portable power generators, shall be located as far as possible from sensitive receptors. Temporary noise barriers shall be constructed to screen stationary noise generating equipment when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 10 dBA. Construction Route. All construction traffic to and from the project site shall be routed via designated truck routes where feasible. All construction-related heavy truck traffic in residential areas shall be prohibited where feasible. Workers' Radios. All noise from workers' radios shall be controlled to a point that they are not audible at sensitive receptors near the construction activity. Construction Plan. Prior to issuance of any grading and/or building permits, the contractor shall prepare and submit to the City of Scotts Valley Building Department for approval a detailed construction plan identifying the schedule for major noise-generating construction activity.			

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	Disturbance Coordinator. A "noise disturbance coordinator" shall be designated by the contractor and be responsible for responding to any local complaints about construction noise. The noise disturbance coordinator shall determine the cause of the noise complaint (e.g. starting too early, bad muffler, etc.) and shall require that reasonable measures warranted to correct the problem be implemented. The coordinator shall conspicuously post a name and telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.			
Impact N-3: The projects would expose project residents and hotel guests to existing and future noise levels in excess of standards established in the City of Scotts Valley General Plan.	**MM N-3.1 Interior Noise Attenuation: Windows** The applicants for both the hotel development and the residential development shall implement this mitigation measure on their respective development properties. To achieve compliance with the 45 dB DNL interior noise standard of the City of Scotts Valley Noise Element and Title 24, the following window controls shall be incorporated as part of the building plans and approved by the City prior to issuance of a building permit: ▪ At habitable spaces within 110 ft. of the west property line with a direct or side view of Highway 17 (north, west and south facades) including the facades in between the buildings, provide mechanical ventilation which brings in fresh air from the outside of the unit, in conformance with Mechanical Code requirements. ▪ For habitable spaces within 110 ft. of the west property line, the project applicants shall install operable windows and glass doors with a rated	CDD Building Department Qualified Acoustician	Construction documents check prior to issuance of building permits Review acoustical test report of all sound rated windows and approve of construction drawings prior to CDD and Building Department Review	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	minimum Sound Transmission Class (STC) 36 and entry doors rated minimum STC 32. ▪ For habitable spaces between 110 ft. and 185 ft. of the west property line, the project applicants shall install windows and glass doors with a rated minimum STC 32 and entry doors rated minimum STC 28. ▪ For habitable spaces between 185 ft. and 245 ft. of the west property line, the project applicants shall install windows, glass doors and entry doors with a rated minimum STC 28. ▪ To ensure that the sound insulation features of project windows will be maintained, all window frames within 245 feet of the west property line shall be caulked to the wall opening around their entire perimeter with an acoustical sealant. The sliding window panels shall form an air-tight seal with the frame when in the closed position. ▪ All other windows of the development and all bathroom windows may use any type of glazing and may be kept open as desired with the exception of bathroom windows that are an integral part of a living space and not separated by a closeable door. ▪ Prior to issuance of a building permit, the acoustical test report of all sound rated windows shall be reviewed by a qualified acoustician to ensure that the chosen windows will adequately reduce traffic noise to acceptable levels.			

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	MM N-3.2 Interior Noise Attenuation: Building Shell The applicants for both the hotel development and the residential development shall implement this mitigation measure on their respective development properties. For all habitable spaces within 110 ft. of the west property line, the shall be incorporated as part of the building plans and submitted to the Community Development Director for review and approval prior to issuance of a building permit: ▪ Unshielded entry doors having a direct or side orientation toward the primary noise source must be 1-5/8" or 1-3/4" thick, insulated metal or solid-core wood construction, with effective weather seals around the full perimeter. Mail slots should not be used in these doors or in the wall of a living space, as a significant noise leakage can occur through them. ▪ Where penetrations in the building shell are required for vents, piping, conduit, etc., sound leakage around these penetrations shall be minimized by sealing all cracks and clearance spaces with a non-hardening caulking compound. ▪ Ventilation devices or openings shall not compromise the acoustical integrity of the building shell.	CDD Building Department	Review of construction documents prior to issuance of building permits	

Table 4-2: Mitigation Monitoring and Reporting Program for Residential Development

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
AESTHETICS	***Mitigation Measures Identified in the Project EIR***			
Impact AES-2: The projects would introduce new light and glare to the project site and project area.	**MM AES-1 Exterior Lighting Control Plan** The applicants for both the hotel development and the residential development shall implement this mitigation measure on their respective development properties. To minimize the adverse impact associated with light and glare, the project applicants shall submit an exterior lighting control plan for review and approval by the Community Development Director prior to issuance of a building permit for vertical construction. The applicants shall design and install all permanent exterior lighting and all temporary construction lighting such that: (a) lamps and reflectors are not directly visible from beyond the project site, as is feasible; (b) lighting does not cause excessive reflected glare; (c) direct lighting does not illuminate the nighttime sky; (d) illumination of the project and its immediate vicinity is minimized; and (e) the lighting mitigation plan complies with all relevant local policies and ordinances. The exterior lighting control plan shall include the following: ▪ A photometric study that demonstrates spillover horizontal foot-candle (fc) levels do not exceed 1.0 fc at the project site boundary adjacent to the riparian area. ▪ Identification of the location and direction of light fixtures that take the lighting control requirements into account;	Community Development Department (CDD)	Review and approval of exterior lighting control plan prior to issuance of a building permit for vertical construction.	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	▪ Lighting design that considers setbacks of project features from the site boundary to aid in satisfying the lighting control requirements; ▪ Lighting design that incorporates fixture hoods/shielding, with light directed downward or toward the area to be illuminated; ▪ Light fixtures that are visible from beyond the project boundary shall have cutoff angles that are sufficient to prevent lamps and reflectors from being visible beyond the project boundary, except where necessary for security; ▪ All lighting shall be of minimum necessary brightness consistent with operational safety and security; and ▪ Lights in high illumination areas not occupied on a continuous basis shall have (in addition to hoods) switches, timer switches, or motion detectors so that the lights operate only when the area is occupied.			
AIR QUALITY	***Mitigation Measures Identified in the Project EIR***			
Impact AQ-1: Construction activities for both projects would generate dust and exhaust emissions of criteria pollutants and toxic air contaminants.	**MM AQ-1.1 Reduce fugitive dust** The applicants for both the hotel development and the residential development shall implement this mitigation measure on their respective development properties. The applicant shall implement the following measures to minimize nuisance impacts and to significantly reduce fugitive dust emissions, which shall be shown on the grading and building plans: ▪ Limit grading to 8.1 acres per day, and grading and excavation to 2.2 acres per day.	CDD Contractor	Review and approve construction specifications prior to issuance of building permit. Include in construction specifications and implement during construction	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	▪ Water graded/excavated areas and active unpaved roadways, unpaved staging areas, and unpaved parking areas at least twice daily or apply non-toxic chemical soil stabilization materials per manufacturer's recommendations. Frequency should be based on the type of operations, soil and wind exposure. ▪ Prohibit all grading activities during periods of high wind (more than 15 mph). ▪ Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). ▪ Stabilize all disturbed soil areas not subject to using approved chemical soil binders, jute netting, or gravel for temporary roads and any other methods approved in advance by the APCD. ▪ Sow exposed ground areas that are planned to be reworked at dates greater than one month after initial grading with a fast germinating, non-invasive grass seed, and water until vegetation is established. ▪ Plant vegetative ground cover in disturbed areas as soon as possible. ▪ Use street sweepers, water trucks, or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the project site. Reclaimed (non-potable) water should be used whenever possible; ▪ Spray dirt stock pile areas daily as needed. ▪ Place gravel on all roadways and driveways as soon as possible after grading. In addition, construct building		Review during site inspections	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	pads as soon as possible after grading unless seeding, soil binders, or frequent water application are used. ▪ Not exceed a 15 mph vehicle speed for all construction vehicles on any unpaved surface at the construction site. ▪ Cover or maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) on all trucks hauling dirt, sand, soil, or other loose materials in accordance with California Vehicle Code Section 23114. ▪ Limit unpaved road travel to the extent possible, for example, by limiting the travel to and from unpaved areas, by coordinating movement between work areas rather than to central staging areas, and by busing workers where feasible. ▪ Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the project site, and inspect vehicle tires to ensure free of soil prior to carry-out to paved roadways. ▪ Sweep streets at the end of each day, or more frequently as needed, if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible.			
	MM AQ-1.2 Designate a dust compliance monitor The applicants for both the hotel development and the residential development shall implement this mitigation measure on their respective development properties. The applicant shall require the contractor(s) or builder(s) to designate a person or persons to monitor the fugitive	CDD	Review and approve construction specifications prior to issuance of building permit; monitor complaint status with MBUAPCD	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20 percent opacity, and to prevent transport of dust off-site. Their duties shall include monitoring during holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the MBUAPCD Compliance Division prior to the start of any grading, earthwork, or demolition. The applicant shall provide and post a publicly visible sign that specifies the telephone number and name to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the MBUAPCD shall also be visible to ensure compliance with Rule 402 (Nuisance).	Monterey Bay Unified Air Pollution Control District (MBUAPCD) Construction Dust Monitor	Record and investigate (as necessary) complaints Post signs; respond to complaints	
BIOLOGICAL RESOURCES	***Mitigation Measures Identified in the Project EIR***			
Impact BIO-1: The residential development would result in a potentially adverse effect on the Carbonera Creek riparian habitat.	**MM BIO-1.1 Riparian Habitat Protection and Conservation** The applicant for the residential development shall implement this mitigation measure <u>on the residential development property</u>. **Protection** As reflected in the proposed site plan, the project applicant shall retain 25,000 square feet of riparian habitat located in the eastern portion of the project site. Prior to the initiation of ground-disturbing activities for Buildings 1, 2, 3, 4, 9, or 10, the riparian habitat shall be marked with protective fencing installed at least 30 feet beyond the extent of habitat to be preserved, or other distance as approved by a qualified biologist.	CDD CDFW Qualified biologist	Review and approve assessment and revegetation plan prior to approval of grading permit Informally consult regarding assessment and revegetation plan Prepare biological values and functions assessment, as well as the revegetation plan	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	During project construction, the project applicant shall complete the majority ~~bulk~~ of grading during the dry season between April 15th and October 15th to protect the riparian corridor of Carbonera Creek from grading impacts. However, limited grading may occur in winter, subject to review and approval by the Community Development Director. **Replacement** Prior to the disturbance of any riparian habitat associated with site clearing and grading associated with the construction of Buildings 1, 2, 3, 4, 9, or 10, a biological functions and values assessment (utilizing an accepted methodology such as the Hydrogeomorphic Approach) shall be conducted by a qualified biologist to establish a baseline for the overall biological value of the riparian habitats on the project site, inclusive of any value provided by shade from trees or other mature vegetation on species within the remaining adjacent riparian corridor and Carbonera Creek. The loss of approximately 0.43 acres of mixed riparian woodland as a result of development activities shall be mitigated through replacement of this habitat with that of similar functions and values to that being removed, as determined in the biological values and functions assessment and presented in a revegetation plan prepared by the qualified biologist. The replacement plan shall account for the expected failure of a number of seeds and plants to germinate and mature successfully. Plant species similar to those being removed shall serve as a basis for the vegetation replacement. The revegetation shall occur in such a way as to create large, contiguous blocks of habitat. Alternatively, existing riparian habitat on the			

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	project site that is considered of relatively low function and value can be enhanced and or restored such that the functions and values will be increased. The biological values and functions assessment, as well as the revegetation plan, shall be submitted to the Community Development Director after consultation with the California Department of Fish & Wildlife (CDFW) (if deemed necessary by the Community Development Director) prior to approval of a Grading Permit that encompasses the areas of Buildings 1, 2, 3, 4, 9, or 10. Evidence of completed CDFW consultation shall be provided to the Community Development Director prior to approval of grading permit.			
	MM BIO-1.2 Vegetation Planting and Maintenance Plan The applicant for the residential development shall implement this mitigation measure on the residential development property. The project applicant shall hire a qualified habitat restoration specialist to prepare a Vegetation Planting and Maintenance Plan. The objective of this Plan shall be to provide for the successful revegetation of riparian habitat and shall specify, at a minimum, the following. ▪ The location of the planting site; ▪ The quantity and species of plants to be planted; ▪ Planting procedures, including the use of soil preparation and irrigation; ▪ A schedule and action plan to maintain and monitor the plantings for a minimum 5-year period;	CDD CDFW Qualified habitat restoration specialist	Review and approve plan prior to issuance of grading permits Informally consult regarding Vegetation Planting and Maintenance Plan Prepare and submit a Vegetation Planting and Maintenance Plan	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	▪ Reporting procedures, including the contents of annual progress reports; and ▪ A list of criteria (e.g., growth, plant cover, survivorship) by which to measure success of the plantings, as well as contingency measures if the plantings are not successful. The Vegetation Planting and Maintenance Plan shall be reviewed and approved by the Community Development Director after consultation with the California Department of Fish & Wildlife (CDFW) pursuant to Mitigation Measure MM BIO-1.3: Streambed Alteration Agreement, and prior to ~~approval of the Final Map~~ issuance of grading permits.			
	MM BIO-1.3 Streambed Alteration Agreement The applicant for the residential development shall implement this mitigation measure on the residential development property. The project applicant shall obtain a Streambed Alteration Agreement from the California Department of Fish & Wildlife (CDFW) under provisions of Section 1603 of the California Fish and Game Code to authorize impacts to the riparian habitat on the project site. The project applicant shall adhere to all conditions and requirements of the Streambed Alteration Agreement, which may include further restoration, protection from disturbance (such as fencing or signage), enhancement, and/or revegetation of riparian habitat either on-site or in selected areas off-site. Once acquired, the Streambed Alteration Agreement shall be submitted to the Community Development Director for approval prior issuance of grading permits.	CDD CDFW	Receive agreement prior to issuance of grading permit. Undertake alteration agreement process pursuant to Section 1603 of CDFG Code	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
Impact BIO-2: The residential development would cause a direct and/or indirect adverse effect on native trees and associated nesting bird sites.	**MM BIO-2.1 Tree Preservation, Removal, and Replacement** The applicant for the residential development shall implement this mitigation measure on the residential development property. Prior to approval of Improvement Plans, issuance of grading permits, and/or any clearing, grading, or excavation work on the project site, the project applicant shall: A. Provide for the planting of two trees for each "protected" tree removed, as defined by the City of Scotts Valley Municipal Code (Section 17.44.080). The location of each new tree to be planted shall be shown in the proposed project's Vegetation Planting and Maintenance Plan submitted to the Community Development Director pursuant to Mitigation Measure MM BIO-1.2; or B. Hire a certified arborist to undertake an assessment to trees to be removed to determine whether any such trees are Heritage Trees, as defined in Municipal Code Section 17.44.080. Pay into the City's Tree Replacement Fund at a rate of $50 per protected tree, and $535 per Heritage Tree, as indicated in the City's "Criteria for Tree Removal," or C. A combination of (A) and (B). In addition, the project applicants shall be required to comply with the City's Tree Protection Regulations (Chapter 17.44.080). During project construction, including grading, the project applicant shall implement all recommended measures of	CDD	Review and approve Vegetation Planting and Maintenance Plan; ensure receipt of tree mitigation payments; ensure tree protection zone is shown on applicable plans; prior to issuance of grading permits	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	the 2015 Tree Survey completed for the proposed project, repeated below: ▪ Identify a tree protection zone for all "protected" trees on the project site that would remain with implementation of the proposed project and install 6-foot orange fencing around the protected area. ▪ In areas where installation of fencing is not feasible, wrap main stems in straw wattle.			
	MM BIO-2.2 Preconstruction Bird Surveys The applicants for both the hotel development and the residential development shall implement this mitigation measure on their respective development properties. The applicant shall schedule all on-site tree removal and grading to occur between August 15th and February 1st of any given year to avoid the bird nesting season. If this schedule is not practical, the applicant shall hire a qualified biologist to conduct preconstruction nesting bird surveys no more than two weeks prior to removal of trees and grading. If nesting birds are observed, the biologist will establish a buffer zone where no tree removal or grading will occur until the biologist confirms that all chicks have fledged. The buffer zone may vary from 50 to 250 feet, depending upon the species of bird and exposure of the nest site.	CDD Qualified biologist	Construction specifications prior to issuance of grading permits. Preconstruction surveys	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
CULTURAL RESOURCES	***Mitigation Measures Identified in the Project EIR***			
Impact CR-1: The projects would cause a substantial adverse change to a known archeological resource.	**MM CR-1.2 Archaeological Testing Program 2** The applicant for the residential development shall implement this mitigation measure on the residential development property. The applicant shall hire a qualified archaeologist to design and undertake an archaeological testing program consisting of three hand-excavated 1 x 1 meter units to be carried out in the area of the quartzite lithic materials. The archaeologist shall summarize the results of this program in a report to be reviewed and approved by the Community Development Director prior to issuance of the grading permit.	CDD Qualified archaeologist	Review/ approval of archaeological report prior to issuance of grading permit Design and undertake an archaeological testing program	
Impact CR-2: The projects would directly impact a paleontological resource or unique geologic feature.	**MM CR-2 Paleontological Resource Monitoring** The applicants for both the hotel development and the residential development shall implement this mitigation measure on their respective development properties. Prior to issuance of a grading permit, the applicant shall hire a qualified paleontologist to review the final grading plans and final geotechnical report for the project. Based upon a review of these documents, the paleontologist shall prepare a technical memorandum indicating the likelihood of encountering paleontological resources during construction and submit to the Community Development Director for review. If the likelihood is low, no further action is required and the mitigation shall be considered complete. If the likelihood is moderate-to-high, the paleontologist shall conduct intermittent monitoring during earth-moving activities. The paleontological monitor shall have the	CDD Qualified paleontologist	Review memorandum prior to issuance of building permit Prepare memorandum; if necessary, conduct monitoring, prepare report, and send to appropriate parties	

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	authority to temporarily (within one working day) divert or redirect grading to allow time to evaluate any exposed fossil material. During monitoring and salvage, any scientifically significant specimens shall be properly collected after evaluation by, and under the supervision of, the paleontologist. Specimens shall be prepared to the point of identification (not exhibition), stabilized, identified, and curated in a suitable repository that has a retrievable storage system. A final report shall be prepared at the end of earth moving activities, and shall include an itemized inventory of recovered fossils and appropriate stratigraphic and locality data. This report shall be sent to the City of Scotts Valley, signifying the end of mitigation. Another copy shall accompany any recovered fossils, along with field logs and photographs, to the designated repository.			
GEOLOGY, SOILS, AND SEISMICITY	***Mitigation Measures Identified in the Project EIR***			
Impact GEO-2: The projects would expose people or structures to substantial safety risks as a result of seismically induced ground shaking, liquefaction, settlement, lateral spreading, and/or surface cracking.	**MM GEO-2 Implement geotechnical report recommendations.** The applicants for both the hotel development and the residential development shall implement this mitigation measure on their respective development properties. The project applicant shall consult with a registered geotechnical engineer to prepare a design-level geotechnical investigation that incorporates the recommendations in the *Draft Geotechnical Investigation on Proposed Residential and Hotel Development at Enterprise Way, Scotts Valley, California* (TMakdissy Consulting, 2014). The design-level geotechnical report shall address, but not be limited to, site preparation and	CDD Registered geotechnical engineer	Review geotechnical report and ensure recommendations are included in plans prior to issuance of building permits Prepare design-level geotechnical investigation	

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	grading, building foundations, and CBC seismic design parameters. A design-level geotechnical report shall be prepared and submitted in conjunction with Building Permit application(s) and reviewed and approved by the Community Development Director. Recommendations from the design-level geotechnical report shall be incorporated into the final project design and construction documents for each phase of the project.			
NOISE	***Mitigation Measures Identified in the Project EIR***			
Impact N-1: The projects would cause a temporary or periodic increase in ambient noise levels during construction that would substantially disturb sensitive receptors.	**MM N-1 Construction Noise Reduction** The applicants for both the hotel development and the residential development shall implement this mitigation measure on their respective development properties. To reduce the effects of construction noise, the City of Scotts Valley shall ensure that the project applicants include the following on all construction specifications ~~contracts~~ for the proposed project: Construction Equipment. Properly maintain construction equipment and ensure that all internal combustion engine driven machinery with intake and exhaust mufflers and engine shrouds (if the equipment had such devices installed as part of its standard equipment package) that are in good condition and appropriate for the equipment. Equipment engine shrouds shall be closed during equipment operation. The applicants shall require all contractors, as a condition of contract, to maintain and tune-up all construction equipment to minimize noise emissions. Vehicle and Equipment Idling. Construction vehicles and equipment shall not be left idling for longer than 5 minutes when not in use.	CDD Building Department Contractor	Review of and approval of construction plan prior to issuance of grading and building permits Prepare construction plan, including noise specifications; adhere to plan provisions during construction	

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	Stationary Equipment. All noise-generating stationary equipment, such as air compressors or portable power generators, shall be located as far as possible from sensitive receptors. Temporary noise barriers shall be constructed to screen stationary noise generating equipment when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 10 dBA. Construction Route. All construction traffic to and from the project site shall be routed via designated truck routes where feasible. All construction-related heavy truck traffic in residential areas shall be prohibited where feasible. Workers' Radios. All noise from workers' radios shall be controlled to a point that they are not audible at sensitive receptors near the construction activity. Construction Plan. Prior to issuance of any grading and/or building permits, the contractor shall prepare and submit to the City of Scotts Valley Building Department for approval a detailed construction plan identifying the schedule for major noise-generating construction activity. Disturbance Coordinator. A "noise disturbance coordinator" shall be designated by the contractor and be responsible for responding to any local complaints about construction noise. The noise disturbance coordinator shall determine the cause of the noise complaint (e.g. starting too early, bad muffler, etc.) and shall require that reasonable measures warranted to correct the problem be implemented. The coordinator shall conspicuously post a name and telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.			

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Impact N-3: The projects would expose project residents and hotel guests to existing and future noise levels in excess of standards established in the City of Scotts Valley General Plan.	**MM N-3.1 Interior Noise Attenuation: Windows** The applicants for both the hotel development and the residential development shall implement this mitigation measure on their respective development properties. To achieve compliance with the 45 dB DNL interior noise standard of the City of Scotts Valley Noise Element and Title 24, the following window controls shall be incorporated as part of the building plans and approved by the City prior to issuance of a building permit: ▪ At habitable spaces within 110 ft. of the west property line with a direct or side view of Highway 17 (north, west and south facades) including the facades in between the buildings, provide mechanical ventilation which brings in fresh air from the outside of the unit, in conformance with Mechanical Code requirements. ▪ For habitable spaces within 110 ft. of the west property line, the project applicants shall install operable windows and glass doors with a rated minimum Sound Transmission Class (STC) 36 and entry doors rated minimum STC 32. ▪ For habitable spaces between 110 ft. and 185 ft. of the west property line, the project applicants shall install windows and glass doors with a rated minimum STC 32 and entry doors rated minimum STC 28. ▪ For habitable spaces between 185 ft. and 245 ft. of the west property line, the project applicants shall install windows, glass doors and entry doors with a rated minimum STC 28.	CDD Building Department Qualified Acoustician	Construction documents check prior to issuance of building permits Review acoustical test report of all sound rated windows and approve of construction drawings prior to CDD and Building Department Review	

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	▪ To ensure that the sound insulation features of project windows will be maintained, all window frames within 245 feet of the west property line shall be caulked to the wall opening around their entire perimeter with an acoustical sealant. The sliding window panels shall form an air-tight seal with the frame when in the closed position. ▪ All other windows of the development and all bathroom windows may use any type of glazing and may be kept open as desired with the exception of bathroom windows that are an integral part of a living space and not separated by a closeable door. ▪ Prior to issuance of a building permit, the acoustical test report of all sound rated windows shall be reviewed by a qualified acoustician to ensure that the chosen windows will adequately reduce traffic noise to acceptable levels.			
	MM N-3.2 Interior Noise Attenuation: Building Shell The applicants for both the hotel development and the residential development shall implement this mitigation measure on their respective development properties. For all habitable spaces within 110 ft. of the west property line, the shall be incorporated as part of the building plans and submitted to the Community Development Director for review and approval prior to issuance of a building permit: ▪ Unshielded entry doors having a direct or side orientation toward the primary noise source must be 1-5/8" or 1-3/4" thick, insulated metal or solid-core wood construction, with effective weather seals	CDD Building Department	Review of construction documents prior to issuance of building permits	

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	around the full perimeter. Mail slots should not be used in these doors or in the wall of a living space, as a significant noise leakage can occur through them. ▪ Where penetrations in the building shell are required for vents, piping, conduit, etc., sound leakage around these penetrations shall be minimized by sealing all cracks and clearance spaces with a non-hardening caulking compound. ▪ Ventilation devices or openings shall not compromise the acoustical integrity of the building shell.			
TRANSPORTATION & CIRCULATION	***Mitigation Measures Identified in the project EIR***			
Impact TR-2: The residential development would substantially increase hazards due to a roadway design feature.	**MM TR-2 Traffic Control Plan** The applicant for the residential development shall implement this mitigation measure for the residential development property. The applicant shall hire a registered traffic engineer to prepare a Traffic Control Plan for review and approval by the Public Works Department and the Community Development Director prior to issuance of building permits ~~approval of the Final Subdivision Map~~. The Traffic Control Plan shall include: ▪ Preparation of a detailed sight distance evaluation for all project roadways. ▪ Installation of all-way stop control at connecting public and private streets to eliminate insufficient sight distance. ▪ Designation and posting of a 25-mile-per-hour speed limit on the Santa's Village Road extension and project private roadways. The speed limit may be further	CDD Public Works	Review and approve Traffic Control Plan prior to issuance of building permits	

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	reduced based upon final engineering design of the roadway.			