

EXHIBIT 1

231 Grant Educator Workforce Housing Project Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation and Reporting Action	Implementation Timeframe	Implementation Responsibility	Implementation Oversight	Verification of Compliance
<p>MM-AIR-2: Fugitive Dust Reduction Measures</p> <p>The Developer shall comply with all of the following BAAQMD best management practices for reducing construction emissions of uncontrolled fugitive dust (PM10 and PM2.5):</p> <ul style="list-style-type: none"> All exposed surfaces (e.g., parking areas, staging areas, soil piles, stockpiles, graded areas, and unpaved access roads) shall be watered twice daily, or as often as needed, treated with non-toxic soil stabilizers, or covered to control dust emissions. Watering shall be sufficient to prevent airborne dust from the leaving the site. All haul trucks transporting soil, sand, or other loose material off site shall be covered. All visible mud or dirt track-out onto adjacent public roads and paved access roads shall be removed using wet power (with reclaimed water, if possible) vacuum street sweepers at least once per day, or as often as needed. The use of dry power sweeping is prohibited. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. 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 by reducing the maximum idling time to 5 minutes (as required by California airborne toxics control measure Title 13 CCR Section 2485). 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 checked by a certified mechanic and determined to be running in proper condition prior to operation. A publicly visible sign shall be posted with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. BAAQMD's phone number also shall be visible to ensure compliance with applicable regulations. <p>The Developer's project manager or his/her designee shall verify compliance that these measures are included in the Project's grading plan and have been implemented during normal construction site inspections.</p>	<p>Review and approve construction specifications with inclusion of fugitive dust reduction measures.</p> <p>Implementation of measures.</p>	<p>Prior to and during demolition and construction activities.</p>	<p>The Developer or their designee.</p> <p>The construction contractor.</p>	<p>Santa Clara County Facilities and Fleet Department.</p>	<p>Verified by: _____</p> <p>Date: _____</p>
<p>MM-BIO-4: Nesting Bird Avoidance Measures</p> <p>To the extent practicable, demolition and construction activities and any tree trimming/removal shall be performed from September 16 through January 14 to avoid the general nesting period for birds. If demolition or construction cannot be performed during this period, nesting bird surveys and active nest buffers (as necessary) shall be implemented as follows:</p> <ul style="list-style-type: none"> Nesting Bird Surveys: If Project-related demolition or construction work is scheduled during the nesting season (typically February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), the Developer shall retain a qualified biologist to conduct two surveys for active nests of such birds within 14 days prior to the beginning of the demolition or construction work, with the final survey conducted within 48 hours prior to demolition or construction. Appropriate minimum survey radii surrounding the work area are typically the following: i) 50 feet for passerines; ii) 300 feet for raptors. Surveys shall be conducted at the appropriate times of day and during appropriate nesting times, as determined by the qualified biologist. Active Nest Buffers: If the qualified biologist documents active nests within the project area or in nearby surrounding areas, an appropriate buffer between the nests and active demolition and construction activities shall be established. The buffer shall be clearly marked and maintained until all of the young have fledged and are foraging independently. Prior to demolition and construction, the qualified biologist shall conduct baseline monitoring of the nests to characterize "normal" bird behavior and establish a buffer distance which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if the birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, all demolition and construction work in the area shall cease until the young have fledged and the nest is no longer active. Work may only continue without the establishment of a buffer if a permit and authorization from USFWS are obtained in accordance with the MBTA. 	<p>Verify that the specified nesting bird season is avoided or that nesting bird surveys have been conducted if construction activities occur during the specified nesting season.</p> <p>Verify that active nest buffers have been established, if necessary.</p>	<p>Prior to demolition, construction or tree-trimming activities.</p>	<p>The Developer .Construction contractor.</p> <p>Qualified biologist.</p>	<p>Santa Clara County Facilities and Fleet Department.</p>	<p>Verified by: _____</p> <p>Date: _____</p>
<p>MM-CUL-2: Inadvertent Discovery of Prehistoric, Historic, or Tribal Cultural Resources</p> <p>A. Prior to the start of earthmoving activities, the Developer shall implement a worker archaeological awareness training and Tribal Cultural Resources Sensitivity Training by the Tamien Nation for all construction personnel involved with excavation activities. The training shall include informing workers regarding the possibility of encountering buried cultural resources (including tribal cultural resources), the appearance and types of resources likely to be seen during construction, and proper notification procedures to be followed should resources be encountered.</p> <p>B. During all ground disturbing activities (excavation, grading, utility trenching, and landscaping that occurs in previously undisturbed soil), the Developer shall retain a tribal cultural resources monitor and an on-call qualified archaeologist to undertake construction monitoring at the project site. The tribal cultural resources monitor shall be a representative of the Tamien Nation who will be given at least 5 days' notice prior the start of ground disturbing activities. If, in the event that the Tamien Nation is given such notice and cannot provide the required monitors at an hourly rate not to exceed \$150 (with an annual increase of no more than 3 percent per year), the Developer may contract with an alternative tribal cultural resources monitor. No reimbursement for travel, fuel, or lodging shall be provided.</p>	<p>Verify the implementation of the worker environmental awareness program for personnel involved with excavation activities.</p> <p>Verify prehistoric or historic resources have been evaluated by a qualified archaeologist and implement recommendations for</p>	<p>Prior to and during all ground disturbing activities, including excavation, grading, and utility trenching.</p>	<p>The Developer's Project Manager or designee.</p> <p>Santa Clara County's Project Manager or designee.</p> <p>Tribal resources monitor.</p> <p>Qualified archaeologist.</p>	<p>Santa Clara County Facilities and Fleet Department.</p> <p>Santa Clara County Director of Planning and Development.</p>	<p>Verified by: _____</p> <p>Date: _____</p>

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<p>The frequency of monitoring shall be determined based on the rate of excavation and grading activities, the materials being excavated, the depth and location of excavation, and, if found, the abundance and type of archaeological resources encountered. If the tribal cultural resources monitor determines that there is limited potential for encountering cultural resources (e.g., if remaining ground disturbing activities would only occur in areas and depths that were previously disturbed by Project construction), monitoring may be reduced or curtailed.</p> <p>C. In the event that prehistoric or historic resources are encountered during project construction, all activity within a 50-foot radius of the find shall be stopped, the Developer's Project Manager or designee and the County's Project Manager or designee shall be notified, and a qualified archaeologist shall examine the find. Project personnel shall not collect or move any cultural material. The archaeologist, in collaboration with a Tamien Nation Tribal representative, shall evaluate the find(s) to determine if it meet the definition of a historical, unique archaeological, and/or tribal cultural resource and follow the further procedures outlined below:</p> <ul style="list-style-type: none"> i) If the find(s) does not meet the definition of a historical resource or unique archaeological resource, no further study or protection is necessary prior to resuming Project implementation. ii) If the find(s) does meet the definition of a historical resource or unique archaeological resource, then it shall be avoided by Project activities. If avoidance is not feasible, as determined by the County, the qualified archaeologist, in collaboration with a Tamien Nation Tribal representative, shall make appropriate recommendations regarding the treatment and disposition of such finds, and significant impacts to such resources shall be mitigated in accordance with the recommendations of the archaeologist, in collaboration with a Tamien Nation Tribal representative, prior to resuming construction activities within the 50-foot radius. iii) If the find(s) is potentially a tribal cultural resource, then tribal representatives of the Tamien Nation shall be consulted. If, after consultation with the Tamien Nation, it is determined that the find(s) is a tribal cultural resource, then the find(s) shall be avoided by Project activities. If avoidance is not feasible, as determined by the County, the qualified archaeologist, in consultation with tribal representatives and the County, shall make appropriate recommendations regarding the treatment and disposition of such finds and significant impacts to such resources shall be mitigated in accordance with the recommendations of the archaeologist, and reasonably agreed upon by the Tamien Nation, prior to resuming construction activities within the 50-foot radius. iv) If the find(s) are human remains or grave goods, the requirements of Public Resources Code Section 5097.98 and County Ordinance Code Sections B6-18 through B6-20 shall be followed. <p>Recommendations for treatment and disposition of finds could include, but are not limited to, the collection, recordation, and analysis of any significant cultural materials, or the turning over of tribal cultural resources to tribal representatives for appropriate treatment. A report of findings documenting any data recovery shall be submitted to the Northwest Information Center (NWIC). A redacted report of findings shall be submitted to the County Director of Planning and Development.</p> <p>D. Fill soils used for construction purposes shall not contain archaeological materials.</p>	<p>dispositions of finds, and verify County Ordinance Code B6-18 through B6-20 is followed for any human remains or grave goods. Verify Native American consultation has occurred and implement additional mitigation measures if necessary.</p>				
<p>MM-GEO-3: Prepare a Subsequent Geotechnical Report and Implement a Monitoring Program During Construction</p> <p>Prior to the issuance of building permits, the Developer shall retain a licensed geotechnical engineer to prepare a subsequent geotechnical report for the project site to supplement and refine the recommendations in Section 7 of the Geotechnical Investigation prepared by Rockridge Geotechnical (March 25, 2021). The subsequent report shall include underground investigative testing to determine the full horizontal and lateral extent, along with the exact location in relationship to property lines and setbacks, and the foundation type(s), of the neighboring basement walls to the east. The subsequent geotechnical report shall make final recommendations for foundation design of the proposed building once foundation loads and the vertical and lateral extent of the existing neighboring buildings are known.</p> <p>Underpinning of the neighboring building to the southeast may be needed if excavations would occur adjacent to and extend below the elevation of the bottom of the foundation for the adjacent structure. Any work on the adjacent property would require the consent of the landowner. To determine the need for underpinning and, if underpinning is needed, to provide information for design of the underpinning system, the subsequent geotechnical report shall determine the configuration and depth of existing foundations that bottom above an imaginary line extending up at an inclination of 1.5:1 (horizontal to vertical) from the proposed excavation. If as-built plans cannot be obtained, test pits shall be excavated prior to construction to determine the foundation type and depth to complete the design for an appropriate underpinning system of the neighboring building to the southeast. As determined by a geotechnical engineer, the underpinning system may consist of end-bearing piers that are designed to gain support by transferring building loads onto firm alluvium.</p> <p>A monitoring program shall be implemented during construction to ensure that neighboring basement walls are not destabilized during Project construction. The conditions of existing buildings within 20 horizontal feet from the sides of excavations on the project site shall be photographed and surveyed prior to the start of construction and monitored periodically during construction. In addition, prior to the start of excavation, the contractor shall establish survey points on the shoring system, on the ground surface at critical locations behind the shoring, and on adjacent buildings. These survey points shall be used to monitor the vertical and horizontal movements of the shoring and the ground behind the shoring throughout construction. If the monitoring program detects movement greater than 0.5 inch, construction shall be immediately halted and a geotechnical and structural engineer shall be consulted regarding potential remedies, which may include more aggressive underpinning of the adjacent building. Construction shall not resume until an appropriate remedy sufficient to fully stabilize the adjacent foundation has been presented to and approved by the County and the City of Palo Alto Building Department.</p>	<p>Verify the preparation of a geotechnical report. Verify the implementation of a monitoring program to ensure that stabilization of walls during construction activities.</p>	<p>Prior to the issuance of building permits and during construction.</p>	<p>The Developer and its construction contractor. Licensed geotechnical engineer. City of Palo Alto Building Department. Santa Clara County Geologist.</p>	<p>Santa Clara County Facilities and Fleet Department.</p>	<p>Verified by: _____ Date: _____</p>

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<p>MM-HAZ-3A: Perform Site Assessment and Implement Associated Recommendations</p> <p>Prior to the issuance of a building permit, the Developer shall obtain regulatory oversight from either the County of Santa Clara Department of Environmental Health, the San Francisco Bay Regional Water Quality Control Board, or the California Department of Toxic Substances Control (the "Selected Regulatory Agency"). The Developer shall consult with the Selected Regulatory Agency to identify the requirements needed for a Site Assessment and Conceptual Site Model to ensure adequate characterization of the soil, groundwater, and soil gas at the project site. The Site Assessment and Conceptual Site Model shall examine and discuss all potential exposure pathways, including the following:</p> <ul style="list-style-type: none"> dermal—physical contact with contaminated soil and groundwater during construction; inhalation—indoor air quality and dust generated by construction activities and potential vapor intrusion; and surface and groundwater—potential for overland flow from construction dewatering to enter surface waters, and to percolate into clean groundwater that is not part of the current contaminated groundwater plume. <p>The Site Assessment and Conceptual Site Model shall evaluate potential hazards to both construction workers and future site residents and employees during the operational phase, and shall make recommendations governing soil re-use or disposal, and construction dewatering requirements, during construction.</p> <p>The Developer shall provide the results from the completed Site Assessment and Conceptual Site Model to the Selected Regulatory Agency for review and approval. Once the Selected Regulatory Agency approves the completed Site Assessment and Conceptual Site Model, the Developer shall prepare a Site Management Plan that describes the Developer's plan to manage all of the identified risks and shall submit the Site Management Plan to the Selected Regulatory Agency for review and approval.</p> <p>The Developer shall incorporate all elements of the approved Site Management Plan into the construction contractor specifications in accordance with Mitigation Measures MM-HAZ-3B and MM-HAZ-3C, and shall inform preparation of a site-specific health and safety plan in accordance with Mitigation Measure MM-HAZ-3D.</p>	<p>Consult with the Selected Regulatory Agency to identify requirements needed for a Site Assessment and Conceptual Site Model.</p> <p>Verify that the results from aforementioned documents have been reviewed and approved by the Selected Regulatory Agency.</p> <p>Verify the approval of a prepared Site Management Plan and incorporation into construction contractor specifications.</p>	<p>Prior to the issuance of building permits</p>	<p>The Developer</p>	<p>Santa Clara County Facilities and Fleet Department.</p> <p>Selected Regulatory Agency (either County of Santa Clara Department of Environmental Health (SCCDEH), San Francisco Bay Regional Water Quality Control Board (RWQCB), or the California Department of Toxic Substances Control (DTSC))</p>	<p>Verified by: _____</p> <p>Date: _____</p>
<p>MM-HAZ-3B: Obtain Permit for Construction Dewatering of Contaminated Groundwater (as Necessary) and Implement Appropriate Treatment Measures Prior to Discharge</p> <p>If construction dewatering at the project site is necessary, the Developer shall obtain a permit for construction dewatering of potentially contaminated groundwater from the San Francisco Bay RWQCB. The Developer shall comply with all requirements of the RWQCB permit and shall include all of the RWQCB permit requirements in the construction contractor specifications. An appropriate method for storing the groundwater prior to discharge shall be employed (as determined by a registered environmental engineer retained specifically for the Project in coordination with the Selected Regulatory Agency).</p>	<p>If necessary, verify the obtainment of a permit for construction dewatering of potentially contaminated groundwater</p> <p>Verify compliance with all requirements of the RWQCB permit</p>	<p>Prior to and during any construction dewatering activities</p>	<p>The Developer. Registered environmental engineer.</p>	<p>Santa Clara County Facilities and Fleet Department.</p> <p>San Francisco Bay RWQCB</p> <p>Selected Regulatory Agency (either SCCDEH, San Francisco Bay RWQCB, or the California DTSC)</p>	<p>Verified by: _____</p> <p>Date: _____</p>
<p>MM-HAZ-3C: Incorporate Standards for HazMat Training and the Proper Handling and Disposal of Contaminated Soils into the Project's Construction Specifications</p> <p>Based on the results of the Site Assessment and Conceptual Site Model that are completed pursuant to Mitigation Measure MM-HAZ-3A, the Developer shall require specifications and procedures to be followed by the construction contractor for potential contact with contaminated groundwater, and the safe handling, treatment, and disposal of excavated soils from the project site (if soils are found to be contaminated), consistent with all applicable federal, State, and local requirements. The following provisions shall be included in the project's construction specifications:</p> <ul style="list-style-type: none"> All construction workers who will be involved with ground disturbance shall be trained in Hazardous Waste Operations and Emergency Response (HAZWOPER) as related to contaminated groundwater, and as related to contaminated soil if any is found to be present based on the results of the Phase II investigation. If the results of the Site Assessment and Conceptual Site Model indicate that contaminated soil is present, then the Developer shall retain a licensed engineering contractor with a Class A license and hazardous substance removal certification to perform any soil removal from the project site. A California-licensed engineer shall provide field oversight on behalf of the Developer, to document the origin and destination of all removed materials. If necessary, removed materials shall be stockpiled temporarily and covered with plastic sheeting, pending relocation, segregation, or off-site hauling. To protect groundwater and surface water quality, contaminated soils shall not be stored on-site during the winter rainy season (i.e., November through April). All materials shall be disposed at an appropriately licensed landfill or facility. <p>The Developer shall provide the County Facilities and Fleet Department and Selected Regulatory Agency with documentation verifying that all of these requirements have been met.</p>	<p>Verify that specifications, procedures, and provisions are included in contractor specifications.</p> <p>If necessary, verify that licensed engineering contractor is used for contaminated soil removal or handling.</p>	<p>Prior to and during any ground disturbance activities</p>	<p>The Developer Construction contractor Licensed engineering contractor</p>	<p>Santa Clara County Facilities and Fleet Department.</p> <p>Selected Regulatory Agency (either SCCDEH, San Francisco Bay RWQCB, or the California DTSC)</p>	<p>Verified by: _____</p> <p>Date: _____</p>

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<p>MM-HAZ-3D: Prepare and Implement a Site-Specific Health and Safety Plan</p> <p>To protect the health of construction workers and the environment, the Developer shall prepare and implement a site-specific Health and Safety Plan (HASP). The HASP shall be prepared in accordance with State and federal Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910.120) and shall be approved by a certified industrial hygienist. Copies of the HASP shall be made available to construction workers for review during their orientation training and/or during regular health and safety meetings. The HASP shall identify potential hazards (including contaminated groundwater, and the potential for stained or odiferous soils at any location where earthmoving activities would occur), chemicals of concern, personal protective equipment and devices, decontamination procedures, the need for personal or area monitoring, and emergency response procedures. The HASP shall be consistent with all applicable components of the Site Management Plan approved by the Selected Regulatory Agency pursuant to Mitigation Measure MM-HAZ-3A.</p>	<p>Verify the preparation, implementation, and approval of a site-specific HASP meeting specified requirements.</p> <p>Verify that the HASP is available to all construction workers prior to construction activities.</p>	Prior to and during construction activities.	The Developer. Certified industrial hygienist. Construction contractor.	Santa Clara County Facilities and Fleet Department.	<p>Verified by: _____</p> <p>Date: _____</p>
<p>MM-HAZ-3E: Install Vapor Barrier and Perform Periodic Indoor Air Quality Testing, if required</p> <p>The Developer shall install a Vapor Intrusion Mitigation System (VIMS) or other engineering controls if required by the Selected Regulatory Agency. The design, installation, and operation of the VIMS and all periodic indoor air quality testing shall comply with all requirements of the Selected Regulatory Agency.</p>	<p>Verify the installation and all compliance requirements of a VIMS or other engineering controls, if required.</p>	Prior to building occupation.	The Developer	Santa Clara County Facilities and Fleet Department. Selected Regulatory Agency (either SCCDEH, San Francisco Bay RWCQB, or the California DTSC)	<p>Verified by: _____</p> <p>Date: _____</p>
<p>MM-NOI-1: Construction Noise Reduction Measures</p> <p>The Developer shall include the following measures in contractor specifications for the Project, and such measures shall be implemented during all demolition and construction phases:</p> <p>A. In accordance with Chapter 9.10 of the City of Palo Alto Municipal Code, the hours of construction, including the loading and unloading of materials and truck movements, shall generally be limited to between the hours of 8 a.m. and 6 p.m. Monday through Friday, and between 9 a.m. and 6 p.m. on Saturday. No construction activities shall be permitted on Sundays or holidays. In limited instances where adherence to the allowable hours of construction is not feasible, the contractor shall apply for an exception permit from the City of Palo Alto (and, if the proposed construction work would occur prior to 7 a.m. or after 7 p.m., a variance from the County noise ordinance) and adhere to any conditions imposed. In addition, the Developer shall give advance notice of such instances to the owners and occupants of the all residential properties within 50 feet of the project site and provide the contact details of the dedicated disturbance coordinator (see MM-NOI-1A).</p> <p>B. In accordance with Chapter 9.10 of the City of Palo Alto Municipal Code, the hours of construction, including the loading and unloading of materials and truck movements, shall generally be limited to between the hours of 8 a.m. and 6 p.m. Monday through Friday, and between 9 a.m. and 6 p.m. on Saturday. No construction activities shall be permitted on Sundays or holidays. In limited instances where adherence to the allowable hours of construction is not feasible, the contractor shall apply for an exception permit from the City of Palo Alto (and, if the proposed construction work would occur prior to 7 a.m. or after 7 p.m., a variance from the County noise ordinance) and adhere to any conditions imposed. In addition, the Developer shall give advance notice of such instances to the owners and occupants of all residential properties within the area bounded by Oregon Expressway, El Camino Real, California Avenue, and the Caltrain corridor, and provide the contact details of the dedicated disturbance coordinator (see MM-NOI-1A).</p> <p>C. A disturbance coordinator shall be designated for the duration of the construction period, and this person's number shall be conspicuously posted around the project site and in all construction notifications. The disturbance coordinator shall receive complaints about construction disturbances and, in coordination with the County, shall determine the cause of the complaint and implement feasible measures to alleviate the problem.</p> <p>D. The following noise minimization measures shall be implemented:</p> <ul style="list-style-type: none"> • Construction equipment shall be properly maintained and all internal combustion engine driven machinery with intake and exhaust mufflers and engine shrouds, as applicable, shall be in good condition. During construction, all equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers, consistent with manufacturers' standards. • Construction equipment shall be operated in a manner to reduce or avoid high levels of noise emissions (e.g., to the extent practical, lower—rather than drop—loads into trucks or onto platforms to reduce noise-generating impacts of contacting surfaces). • "Quiet" models of construction equipment, particularly air compressors, generators, pumps, and other stationary noise sources, shall be selected and used on site. For example, oil-cooled air compressors shall be used in lieu of air-cooled compressors. • Electrical power, rather than diesel equipment, shall be used to power tools and any temporary structures, such as construction trailers. • Staging areas and stationary noise-generating equipment, such as compressors, shall be located as far away from noise-sensitive uses as feasible. • Idling times of equipment shall be minimized by either shutting equipment off when not in use or reducing the maximum idling time to 5 minutes. • Where available, mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction. 	<p>Verify the inclusion of measures A through E in the contractor specifications.</p> <p>Verify the implementation of all required measures.</p> <p>Obtain exception permit and/or variance if required for work outside of specified hours.</p> <p>Verify installation and maintenance of temporary sound barriers, as specified.</p>	Prior to and during all construction phases.	The Developer. Construction contractor. Disturbance coordinator.	Santa Clara County Facilities and Fleet Department. City of Palo Alto.	<p>Verified by: _____</p> <p>Date: _____</p>

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<ul style="list-style-type: none"> All noise from workers' radios shall be controlled to a point that they are not audible at sensitive receptors near construction activity. <p>E. Temporary sound barriers using sound blankets and/or an engineered acoustic barrier shall be installed and maintained along the boundaries of the construction site. The barriers shall be kept in place throughout all phases of the construction period, except during periods when they would interfere with construction activities in the vicinity. For street-frontages (Park Boulevard, Grant Avenue, and Birch Street), the barrier shall be at least 8 feet in height. For the rear (southeast) boundary of the site the barrier shall be at least 16 feet in height. Alternatively, if the owner and tenants of the buildings on the adjacent properties agree, temporary sound barriers may be installed on individual balconies and windows of the adjacent buildings in lieu of the property-line barrier previously described.</p>					
<p>MM-NOI-2: Vibration Reduction Measures</p> <p>The Developer shall include the following measures in its contractor specifications, and such measures shall be implemented by the Contractor(s) during construction:</p> <p>A. The owners and occupants of the residential apartment building at 200 Sheridan Avenue and owners and tenants of the Courthouse Plaza office building at 260 Sheridan Avenue) and other vibration sensitive uses within 150 feet of heavy construction activity shall be notified of the construction schedule, as well as the name and contact information of the project disturbance coordinator identified under MM-NOI-1b.</p> <p>B. Operation of vibratory equipment, such as vibratory rollers or vibratory plate compactors, shall not be undertaken outside of the City's allowable construction hours specified in MM-NOI-1A.</p> <p>C. Operation of vibratory equipment, such as vibratory rollers or vibratory plate compactors, shall not be undertaken within a 15 feet buffer zone around existing buildings on adjacent residential and commercial properties, unless:</p> <ul style="list-style-type: none"> The equipment is operated in "static mode" with all vibratory functions turned off; or Realtime vibration monitoring is undertaken at the adjacent buildings during all use of vibratory equipment within the buffer zone, and vibratory equipment usage is stopped, or operated in "static mode" if vibration levels exceed 0.49 in/sec PPV at those buildings; or A qualified acoustic consultant is retained by the contractor to review and revise the buffer zone distance based on site-specific conditions and vibration levels generated by the actual equipment used at the site, such that vibration levels at the adjacent buildings shall not exceed 0.49 in/sec PPV during any construction activities. 	<p>Verify the inclusion of specified measures A through C within construction contractor specifications.</p> <p>Verify implementation of specified measures.</p>	<p>Prior to and during construction.</p>	<p>The Developer. Construction contractor. Qualified acoustic consultant (if necessary)</p>	<p>Santa Clara County Facilities and Fleet Department.</p>	
<p>MM-TRA-3A: Pedestrian/Bicycle Warning System</p> <p>The Developer shall require that an audio-visual warning system with adjustable audio and lighting levels be installed at all parking garage exits to warn cyclists and pedestrians when a vehicle is approaching the garage exit. The audio-visual warning system shall meet the requirements of the City of Palo Alto. Warning signs reminding exiting motorists to watch out and yield to pedestrians and cyclists shall also be provided in the garage before/near the egress.</p>	<p>Verify the installation of audio warning technology to warn cyclists and pedestrians of approaching vehicles</p> <p>Verify the placement/installation of signage warning motorists to yield to pedestrians and cyclists</p>	<p>Prior to construction activities</p>	<p>The Developer</p>	<p>Santa Clara County Facilities and Fleet Department</p>	
<p>MM-TRA-3B: Maximize Site Distance</p> <p>The Developer shall work with the City of Palo Alto to limit on-street parking in the immediate vicinity of the proposed site access point on Birch Streets, and to locate proposed street trees on the Birch Street and Park Boulevard so that the sight distance for vehicles exiting the project site meets City requirements.</p>	<p>Verify efforts to limit on-street parking near the Birch Street access point</p> <p>Identify and document proposed street trees on</p>	<p>Prior to construction and prior to building occupancy.</p>	<p>The Developer</p>	<p>Santa Clara County Facilities and Fleet Department. City of Palo Alto.</p>	
<p>MM-C-TRA-3: Coordination of Construction Traffic Plans</p> <p>The Developer and its construction contractor for the 231 Grant Educator Workforce Housing project shall consult with the City of Palo Alto and its construction contractor for the Public Safety Building project and construction contractors for other active construction projects in the immediate vicinity of the project site to coordinate the Construction Traffic Management Plans for all projects such that:</p> <ul style="list-style-type: none"> Temporary lane and/or road closures and detour routes do not conflict; Temporary road closures on Grant and Sherman Avenues at the same time shall be avoided to the extent feasible, to maintain connectivity between Birch Street and Park Boulevard and allow access to the Courthouse; Notification to local residents, bicycle and pedestrian advocacy groups, the Judicial Council of California, and the Valley Transit Authority are coordinated and clearly identify locations and periods of road closures, alternative routes, and other pertinent information; and Emergency access is maintained to all properties in the vicinity of the projects throughout the combined construction period. 	<p>Verify consultation with specified parties and coordination of traffic management plans.</p>	<p>Prior to and during construction activities</p>	<p>The Developer and its construction contractor. City of Palo Alto and its construction contractor for Public Safety Building project. Construction contractors for other active construction projects in vicinity.</p>	<p>Santa Clara County Facilities and Fleet Department. City of Palo Alto.</p>	