ATTACHMENT VI

Mitigation Monitoring and Reporting Program

Ersted Residential Project

CITY OF HAYWARD
HEART OF THE BAY

September 2018

P R E F A C E

Section 21081.6 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring and Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring and reporting program is to ensure compliance with the mitigation measures during project implementation.

On _____,the City Council adopted the Mitigated Negative Declaration for the Ersted Residential project (File Nos. 201705848; Subdivision Map No.: 8439). The Initial Study concluded that the implementation of the project could result in significant impacts on the environment and mitigation measures will be incorporated into the proposed project at the time of future development. This Mitigation Monitoring and Reporting Program addresses those measures in terms of how and when they will be implemented.

This document does *not* discuss those subjects for which the Initial Study concluded that the impacts from implementation of the project would be less than significant.

MITIGATION MONITORING AND REPORTING PROGRAM Ersted Residential Project				
Impacts	**Mitigation and/or Avoidance Measure(s)**	**Timeframe and Responsibility for Implementation**	**Method of Compliance**	**Oversight of Implementation**
Biological Resources				
Impact BIO-1: Project construction activities during the active nesting season (February 1 through August 31), may result in a take of an active burrowing owl nest or may create a disturbance that could result in nest abandonment. **Less Than Significant Impact with Mitigation**	**MM BIO-1.1:** Prior to any ground disturbance related to the proposed project, a qualified biologist will conduct a preconstruction survey for burrowing owls. The surveys will establish the presence or absence of burrowing owl and/or habitat features and evaluate use by owls in accordance with CDFG survey guidelines (CDFG 2012). The biologist will survey the proposed disturbance footprint and a 500-foot radius from the perimeter of the proposed footprint to identify burrows and owls. Surveys shall take place near sunrise or sunset in accordance with CDFW guidelines. All burrows or burrowing owls will be identified and mapped. Surveys will take place no more than 14 days prior to construction. During the breeding season (February 1-August 31), surveys will document whether burrowing owls are using habitat in or directly adjacent to any disturbance area. Survey results will be valid only for the season (breeding or nonbreeding) during which the survey is conducted. If burrowing owls or sign (whitewash, pellets, feathers, prey remains, egg shell fragments, nest burrow decoration or other items) are found during the breeding season, the project proponent will avoid all nest sites that could be disturbed by project	Nesting surveys shall be completed no more than seven (7) days prior to project construction during the breeding season (February 1 to August 31).	All measures shall be printed on all construction documents, contracts, and project plans and the nesting survey report shall be reviewed by the Director of Development Services prior to initiating construction activities, and the issuance of grading, and building permits, and any recommendations from the biologist to protect nesting activity must be implemented	Director of Development Services

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Impacts	**Mitigation and/or Avoidance Measure(s)**	**Timeframe and Responsibility for Implementation**	**Method of Compliance**	**Oversight of Implementation**
	construction during the remainder of the breeding season or while the nest is occupied by adults or young. Avoidance will include establishment of a 250-foot non-disturbance buffer zone surrounding the nest burrow(s). If site-specific conditions or the nature of the construction activity (e.g. steep topography, dense vegetation, limited activities) indicate that a smaller buffer could be used, the project proponent will coordinate with the CDFW to determine the appropriate buffer size. Construction may occur during the breeding season if a qualified biologist monitors the nest and determines that the nest has failed or that the juveniles from the occupied burrows have fledged. During the nonbreeding season (September 1-January 31), the project proponent should avoid the owls and the burrows they are using, by establishing a 160-foot non-disturbance buffer zone surrounding the active burrow(s). If occupied burrows for burrowing owls cannot be not avoided, a burrowing owl exclusion plan prepared by a qualified biologist in a manner consistent with the CDFW 2012 guidelines, and approved by CDFW will be implemented by a qualified biologist outside the breeding season and only after the occupied burrow has been confirmed empty by site surveillance and/or scoping. Owls should be excluded from burrows in the immediate impact zone and within a 160-foot buffer zone by installing 1-way doors in burrow entrances.		during construction.	

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	These doors should be in place for no less than 48 hours prior to excavation. The project area shall be monitored by a qualified biologist twice daily to confirm that the owl has abandoned the burrow. Whenever possible, burrows should be excavated using hand tools and refilled to prevent reoccupation. Plastic tubing or a similar structure should be inserted in the burrows during excavation to maintain an escape route for any owls inside the burrow.			
	MM BIO-1.2: If the proposed project will result in permanent impacts to occupied and satellite burrows and/or burrowing owl habitat, the project proponent shall mitigate for permanent impacts with permanent conservation of suitable burrowing owl habitat to provide nesting, foraging, wintering, and dispersal habitat comparable or better than that of the impact area. Mitigation may be accomplished through a) the purchase of credit at an approved conservation bank, b) on-site or c) off-site. Mitigation at any site other than an approved bank would require preparation and implementation of a CDFW-approved mitigation land management plan consistent with the CDFW 2012 Mitigation Guidelines, permanent protection of mitigation land through a conservation easement deeded to a non-profit conservation organization, and	Mitigation options a) – c) shall be occur concurrent with project construction activities.	Compliance with mitigation can be achieved by adopting options a, b, or c, or if necessary, implementation of a CDFW-approved mitigation land management plan	Director of Development Services

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Impacts	**Mitigation and/or Avoidance Measure(s)**	**Timeframe and Responsibility for Implementation**	**Method of Compliance**	**Oversight of Implementation**
	funding the maintenance and management of mitigation land through the establishment of a long-term funding mechanism such as an endowment.			
Impact BIO – 2: Construction of the proposed project during the nesting season (generally February 1 through August 31) may result in a take of tree- or ground-nesting migratory birds and/or birds of prey or create disturbance that could result in nest abandonment. **Less Than Significant Impact with Mitigation**	**MM BIO-2.1:** If site disturbance commences between February 1 and August 31, a qualified biologist shall conduct a preconstruction bird nesting survey. If nests of either migratory birds or raptors are detected on or adjacent to the site, a no-disturbance buffer (generally 50 feet for passerines and 300 feet for most raptors; 0.5 mile for golden eagle) in which no new site disturbance is permitted shall be observed until August 31, or the qualified biologist determines that the young are foraging independently. The size of the no-disturbance buffer shall be determined by a qualified biologist and shall take into account local site features and existing sources of potential disturbance. If more than 14 days elapses between the survey and the start of construction, the survey shall be repeated.	The project applicant and contractors shall be responsible for implementing the mitigation measures during all phases of construction.	All measures shall be printed on all construction documents, contracts, and project plans and final landscape plans shall be reviewed by the Director of Development Services prior to tree removal and the issuance of any grading, trenching, encroachment, demolition, or building permit for development.	Director of Development Services

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Impact BIO-3: Construction of the bridge or culvert across Wetland 1 would shade approximately 0.02 acres of wetland vegetation, resulting in the reduction of wetland cover beneath the bridge. The alternative of constructing a culvert to cross the wetland would require the permanent fill and loss of approximately 0.04 acres of wetland habitat. **Less Than Significant Impact with Mitigation**	**MM BIO-3.1:** Prior to the start of construction, a qualified biologist will conduct training on the presence of sensitive biological resources within the project area for all construction personnel. Construction personnel shall be given instruction on project-specific requirements to avoid, minimize and mitigate impacts on sensitive resources. Following the training, exclusionary fencing shall be installed around wetlands prior to the start of construction to prevent the movement of construction equipment into sensitive wetland habitat.	Prior to the start of construction.	The project applicant shall provide a letter documenting that project construction workers received on-site training from a qualified biologist.	Director of Development Services
	MM BIO-3.2: If a culvert is constructed to cross the wetland, authorization for the discharge of fill into waters of the U.S. and state shall be obtained by the project proponent prior to the start of construction. Mitigation for the fill of wetlands shall be accomplished through a) the purchase of credit at an approved wetland mitigation bank, b) the creation of freshwater wetland habitat at a 2:1 replacement ratio	Prior to issuance of a grading permit.	Compliance with mitigation can be achieved by adopting options a, b, or c, or if necessary, implementation of	Director of Development Services

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Impacts	**Mitigation and/or Avoidance Measure(s)**	**Timeframe and Responsibility for Implementation**	**Method of Compliance**	**Oversight of Implementation**
	within the project Area, or c) at another location approved of by the USACE, RWQCB and CDFW. The mitigation goal shall be to create and enhance aquatic habitats with habitat functions and values greater than or equal to those that will be impacted by the proposed project. If a bridge is constructed to cross the wetland, mitigation for the reduction in vegetative cover in Wetland 1 due to shading from a bridge may be accomplished through the a) purchase of credit at an approved wetland mitigation bank, b) the enhancement of freshwater wetland habitat at a 1:1 replacement ratio within the project area, or c) at another location approved of by the CDFW. See MM BIO-3.4 for a description of Wetland 1 mitigation.		a CDFW-approved mitigation land management plan. The project applicant shall provide proof of compliance to the City prior to issuance of a grading permit.	
	MM BIO-3.3: Wetland mitigation within the project area or at another location would be described in a wetland mitigation plan that would: • Be prepared consistent with the Final Regional Compensatory Mitigation and Monitoring Guidelines (USACE 2015) and the Compensatory Mitigation for Losses of Aquatic Resources: Final Rule (USACE 2008);	Prior to issuance of a grading permit.	Adhering to the restrictions found in the project-specific wetland mitigation plan. The project applicant shall provide proof of compliance to the City prior to	Director of Development Services

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	• Define the location of all restoration and creation activities; Describe measures that would ensure that adjacent land uses would not adversely affect the ecological functions and values of the wetland mitigation area, so as to ensure consistency with the foregoing federal guidelines and rules. Such measures may include the use of appropriately-sized buffers between the wetland mitigation area and any adjacent development, the use of fencing or walls to prevent unauthorized access, lighting in adjacent development designed to avoid light spillage into the wetland mitigation area, landscape-based Best Management Practices for adjacent development prior to discharge into the wetland mitigation area, and signage describing the sensitive nature of the wetland mitigation area. • Provide evidence of a suitable water budget to support restored and created wetland habitats; • Identify the species, quantity, and location of plants to be installed in the wetland habitats; • Identify the time of year for planting and method for supplemental watering during the establishment period; • Identify the monitoring so as to ensure consistency with the foregoing federal guidelines and rules, which shall be not less than five years for wetland restoration;		issuance of a grading permit.	

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	• Define success criteria that will be required for restoration efforts to be deemed a success; • Identify adaptive management procedures that may be employed as needed to ensure the success of the mitigation project and its consistency with the foregoing federal guidelines and rules. These include, but are not limited to, remedial measures to address exotic invasive species, insufficient hydrology to support the attainment of performance standards, and wildlife harm; • Define management and maintenance activities, including weeding, supplemental irrigation, and site protection; and • Define responsibility for maintaining, monitoring and ensuring the preservation of the mitigation site in perpetuity.			
	MM BIO-3.4: The project applicant shall comply with all terms of the permits issued by these agencies, including mitigation requirements, and shall provide proof of compliance to the City prior to issuance of a grading permit.	Prior to the issuance of a grading permit.	Preparation of the wetland mitigation plan.	Director of Development Services
Impact BIO – 4: Development of the proposed project would	**MM BIO – 4.1:** All applicable requirements shall be followed and all permits obtained as required by the City's Tree Ordinance (HMC Chapter 10, Article 15).	Prior to the issuance of any grading, trenching,	Adherence to the final landscape plan.	City of Hayward Landscape Architect

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result in significant impacts to protected trees. **Less Than Significant Impact with Mitigation**	Per that ordinance, every effort shall be made to preserve the character of the area and the more valuable tree specimens on site to the greatest extent practicable. Final landscape plans shall be reviewed and approved by the City of Hayward Landscape Architect prior to issuance of any grading, trenching, encroachment, demolition, or building permit for development. Final landscape plans shall clearly identify all "protected trees," as defined in the Tree Preservation Ordinance, and all trees to be removed from the project site and the size, location, type, value of trees and specify the species of all replacement trees.	encroachment, demolition, or building permit.		
	MM BIO-4.2: The project applicant shall implement all tree protection measures as described below: <u>Design Recommendations</u> 1. A Tree Protection Zone (TPZ) shall be established around each tree to be preserved. All trees not listed below shall have the TPZ established at the dripline in all directions. No grading, excavation, construction or storage of material shall occur within that zone. 2. Include trees to be preserved and TPZs on all construction plans. 3. Project plans affecting the trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans,	During all phases of construction activities.	All tree protection measures shall be printed on all construction plans.	Director of Development Services, Consulting Arborist

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	site plans, improvement plans, utility and drainage plans, grading plans, and landscape and irrigation plans. 4. No underground services including utilities, sub-drains, water or sewer shall be placed in the Tree Protection Zone. 5. Irrigation systems must be designed so that no trenching will occur within the Tree Protection Zone. 6. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement. <u>Pre-construction Treatments & Recommendations</u> 1. Fence all trees to be retained prior to demolition, grubbing or grading. Tree protection fencing should be placed at the edge of the TPZ. Fences shall be 6 ft. chain link or equivalent as approved by the Consulting Arborist. Fences are to remain until all grading and construction is completed. 2. Prune trees to be preserved to clean the crown of dead branches 1" and larger in diameter, raise canopies as needed for construction activities. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by			

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	Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300). The Consulting Arborist will provide pruning specifications prior to site demolition. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage. 3. Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain must be removed by a qualified arborist and not by construction contractors. The qualified arborist shall remove the tree in a manner that causes no damage to the tree(s) and understory to remain. Tree stumps shall be ground 12" below ground surface. 4. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. Tree pruning and removal should be scheduled outside of the breeding season to avoid scheduling delays. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.			

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	<u>Requirements for Tree Protection during Construction</u> 1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures. 2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved. 3. Any grading, construction, demolition or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist. 4. Tree protection fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist. 5. Construction trailers, traffic and storage areas must remain outside fenced areas at all times. 6. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Consulting Arborist. 7. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.			

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	8. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the TPZ. 9. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel. 10. All trees shall be irrigated on a schedule to be determined by the Consulting Arborist (every 3 to 6 weeks April through October is typical). Each irrigation shall wet the soil within the TPZ to a depth of 24".			
Cultural Resources				
Impact CUL-1: Construction of the proposed project could result in significant impacts to unknown archaeological resources, unique paleontological resources/sites, unique geologic features, or human remains, if present on-site.	**MM CUL – 1.1:** *Unique Paleontological and/or Geologic Features and Reporting*. Should a unique paleontological resource or site or unique geological feature be identified at the project site during any phase of construction, all ground disturbing activities within 25 feet shall cease and the City's Planning Manager notified immediately. A qualified paleontologist shall evaluate the find and prescribe mitigation measures to reduce impacts to a less than significant level. Work may proceed on other parts of the project site while mitigation for paleontological resources or geologic features is implemented. Upon completion of the paleontological assessment, a report shall be submitted to the City and, if paleontological materials are	During all phases of construction.	All measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of Development Services prior to the issuance of permits. In the event of a	Director of Development Services

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Less Than Significant Impact with Mitigation	recovered, a paleontological repository, such as the University of California Museum of Paleontology shall also be submitted to the City.		discovery during construction, a report documenting implementation of MM CUL-1.1 shall be submitted to the City by a qualified paleontologist as appropriate.	
	MM CUL-1.2: *Undiscovered Archaeological Resources.* If evidence of an archaeological site or other suspected cultural resource as defined by CEQA Guideline Section 15064.5, including darkened soil representing past human activity ("midden"), that could conceal material remains (e.g., worked stone, worked bone, fired clay vessels, faunal bone, hearths, storage pits, or burials) is discovered during construction related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the City Planning Manager shall be notified. The project sponsor shall hire a qualified archaeologist to conduct a field investigation. The City Planning Manager shall consult with the archaeologist to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant	During all phases of construction.	All measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of Development Services prior to the issuance of permits. In the event of a discovery during construction, a report documenting	Director of Development Services

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	level through data recovery or other methods determined adequate by a qualified archaeologist and that are consistent with the Secretary of the Interior's Standards for Archaeological documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-J) form and filed with the NWIC.		implementation of MM CUL-1.2 shall be submitted to the City by a qualified archaeologist as appropriate.	
	MM CUL-1.3: *Human Remains.* If human remains are discovered at any project construction site during any phase of construction, all ground-disturbing activity within 100 feet of the resources shall be halted and the City Planning Manager and the Alameda County coroner shall be notified immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project sponsor shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the	During all phases of construction.	All measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of Development Services prior to the issuance of permits. In the event of a discovery during construction, a report documenting implementation of MM CUL-1.3 shall	Director of Development Services

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	excavation and removal of the human remains. The City of Hayward shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of State law, as set forth in CEQA Guidelines section 15064.5(e) and Public Resources Code section 5097.98. The project sponsor shall implement approved mitigation, to be verified by the City of Hayward, before the resumption of ground-disturbing activities within 100 feet of where the remains were discovered.		be submitted to the City by a qualified archaeologist as appropriate.	
Geology and Soils				
Impact GEO – 1: Cut and fill slopes on the project site would be subject to soil erosion. **Less Than Significant Impact with Mitigation**	**MM GEO – 1.1:** Buildings shall be designed and constructed in accordance with a final design-level geotechnical investigation to be completed for the project by a qualified professional and submitted to the Department of Community and Economic Development. The final design-level geotechnical investigation shall identify requirement for the placement of fill on the project site and building foundations.	Prior to the issuance of any grading, trenching, encroachment, demolition, or building permit.	Preparation of a final design-level geotechnical investigation.	Department of Community and Economic Development
	MM GEO – 1.2: All cut and fill slopes shall be planted with deep-rooted, fast growing grasses before the first winter to reduce erosion. Specific details regarding irrigation systems, locations and discharge shall be	During project construction and operation.	Submittal of plans to geotechnical consultant to review.	Department of Community and Economic Development

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	reviewed by the geotechnical consultant to prevent erosion.			
	MM GEO-1.3: The civil engineer and the project landscape contractor shall implement a comprehensive erosion control plan to account for seasonal rainfall during and following construction. The project engineering geologist shall make periodic inspections of the site drainage and erosion control features for a period of two years.	During project construction and two years after implementation of erosion control plan.	Implementation of erosion control plan. The Homeowners Association shall provide the engineering geologists's letter summarizing the results of the inspections and any remedial recommendations.	Department of Community and Economic Development
Impact GEO-2: Expansive soils on-site may compromise structure stability. **Less Than Significant Impact with Mitigation**	**MM GEO-2.1:** Buildings shall be designed and constructed in accordance with a final design-level geotechnical investigation to be completed for the project by a qualified professional and submitted to the Department of Community and Economic Development. The final design-level geotechnical investigation shall identify requirements for remedial activities and site preparation and grading.	Prior to the issuance of any grading, trenching, encroachment, demolition, or building permit.	Submittal and approval of final design-level geotechnical investigation.	Department of Community and Economic Development

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Hazards and Hazardous Materials				
Impact HAZ – 1: The proposed project is located in a high fire hazard severity zone and therefore may contribute to adverse impacts from wildfires. **Less Than Significant Impact with Mitigation**	**MM HAZ – 1.1:** The project would be designed, constructed, and maintained consistent with the City's Urban/Wildland Interface Guidelines including the incorporation of fire-resistant building materials, fire-resistant design features, and a fuel management program in the CC&Rs of the Homeowners' Association. The final measures to be incorporated in the project would be reviewed and approved by the Fire Marshall prior to the issuance of a building permit.	The project applicant and contractors shall be responsible for implementing the mitigation measures during all phases of construction.	All measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Fire Marshall prior to the issuance of demolition, grading, and building permits. The Fire Marshall Confirmation Letter shall be provided to the City prior to issuance of a building permit.	Director of Development Services and Fire Marshall

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Impact NOI-1: Project construction would expose nearby sensitive receptors to noise levels in excess of City standards. **Less Than Significant Impact with Mitigation**	**MM NOI-1.1:** The applicant shall develop a construction noise plan, including, but not limited to the following available controls: • In accordance with the Municipal Code, utilize the best commercially-reasonable available noise suppression devices and techniques during construction activities to reduce noise levels from individual devices or pieces of equipment to 83 dBA or less at a distance of 25 feet and 86 dBA at the property plane. • Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment. Temporary noise barrier fences would provide a 5 dBA noise reduction if the noise barrier interrupts the line-of-sight between the noise source and receiver and if the barrier is constructed in a manner that eliminates any cracks or gaps. • Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. • Unnecessary idling of internal combustion engines should be strictly prohibited.	The construction noise plan shall be prepared prior to grading permit issuance, and the project applicant and contractors shall be responsible for implementing the mitigation measures during all phases of construction.	All measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of Development Services prior to the issuance of grading, and building permits.	Director of Development Services

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	• Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors. • Utilize "quiet" air compressors and other stationary noise sources where technology exists. • 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. • A temporary noise control blanket barrier could be erected, if necessary, along residential property lines facing the primary construction sites. Noise control blanket barriers can be rented and quickly erected. • Locate temporary material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.			

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	• Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site. • Notify in writing all adjacent business, residences, and other noise-sensitive land uses of the construction schedule. • 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.			

Source: *Ersted Residential Project Initial Study*. August 2018.