

MITIGATION MONITORING OR REPORTING PROGRAM

**Butterfield – MWest (formerly Keenan)
General Plan Amendment Project**

**File No.
GPA-14-04
State Clearinghouse #2014072009**



November 2014

P R E F A C E

Section 21081 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring or 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 or reporting program is to ensure compliance with the mitigation measures during project implementation.

The Environmental Impact Report (EIR) concluded that implementation of the Butterfield – MWest (formerly Keenan) General Plan Amendment Project could result in significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This Mitigation Monitoring or 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 EIR concluded that the impacts from implementation of the project would be less-than-significant.

**MITIGATION MONITORING OR REPORTING PROGRAM
BUTTERFIELD – MWEST GENERAL PLAN AMENDMENT PROJECT**

Impact	Mitigation and Avoidance Measures	Responsibility for Monitoring Compliance	Method of Compliance	Timing of Compliance
Air Quality				
<p>Impact AQ-1: Sensitive receptors in residential dwelling units located north of the project site (along Jarvis Drive) could be exposed to elevated levels of TACs during construction activities on the project site. (Significant Impact)</p>	<p>MM AQ-1: At the time specific development is proposed for the project site with details of construction activity that will allow modeling, a Community Health Risk Analysis will be prepared to evaluate and mitigate impacts from TACs generated during construction (e.g. utilizing Tier 2 off-road and Tier 4 portable diesel equipment, alternative-powered equipment [e.g., electric compressors], alternative fuels [e.g., biofuels], added exhaust devices, or a combination of measures) at nearby sensitive receptors to a less than significant level per BAAQMD health risk thresholds. (Less Than Significant Impact with Mitigation)</p>	<p>Director of the Community Development Department. Project Applicant and Contractors.</p>	<p>Review and approval of the Community Health Risk Analysis by City staff. Ongoing inspections to verify implementation of measures. Incorporation of required measures on all construction documents, contracts, and project plans. Implementation of required measures during construction activities by contractors.</p>	<p>At the time specific development is proposed for the project site, prior to issuance of a Development and/or Design Review Permit.</p>
<p>Impact AQ-2: Sensitive receptors in the vicinity of the project site, including residents of single-family residential units to the north, could be adversely</p>	<p>MM AQ-2.1: At the time any future specific development is considered for the site, the following measures, or equivalent measures, will be required as conditions of approval to reduce the generation of short-term construction dust. The contractor shall implement the following measures, which include BAAQMD recommended Best Management Practices that are required of all projects:</p>	<p>Director of the Community Development Department Project Applicant and Contractors.</p>	<p>Review and approval of list of measures on Grading Plans. Ongoing inspections to verify implementation of measures. Dust control measures shall be listed on Grading Plans</p>	<p>At the time specific development is proposed for the site, prior to issuance of a Development and/or Design</p>

**MITIGATION MONITORING OR REPORTING PROGRAM
BUTTERFIELD – MWEST GENERAL PLAN AMENDMENT PROJECT**

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<p>affected by dust generated during construction activities. (Significant Impact)</p>	<ol style="list-style-type: none"> 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. 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. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 7. 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. 8. Avoid staging construction equipment within 200 feet of existing residences or sensitive receptors. 9. Large construction equipment (i.e., over 50 horsepower) working for more than 3 days on the site shall be equipped with 	<p><i>Continued from previous page.</i></p>	<p>and implemented during project construction activities by contractors.</p>	<p>Review Permit, and while project is under construction.</p>

**MITIGATION MONITORING OR REPORTING PROGRAM
BUTTERFIELD – MWEST GENERAL PLAN AMENDMENT PROJECT**

Impact	Mitigation and Avoidance Measures	Responsibility for Monitoring Compliance	Method of Compliance	Timing of Compliance
<i>Continued from previous page.</i>	<p>diesel particulate matter filters that reduce diesel particulate matter by at least 85 percent.</p> <p>10. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</p> <p>MM AQ-2.2: In accordance with the City of Morgan Hill Standard Conditions of approval, prior to issuance of a building permit, the owner of the property or designee will submit to the Planning Division for approval, a management plan detailing strategies for control of dust during construction of the project. The intent of this condition is to minimize construction related disturbance of residents of the nearby or adjacent properties.</p> <p>(Less Than Significant Impact with Mitigation)</p>	<p><i>Continued from previous page.</i></p> <p>Director of the Community Development Department Project Applicant.</p>	<p><i>Continued from previous page.</i></p> <p>Review and approval of management plan. A management plan detailing strategies for control of dust during construction of the project shall be submitted to the Planning Division for review and approval.</p>	<p><i>Continued from previous page.</i></p> <p>At the time specific development is proposed for the site, prior to issuance of a Building Permit.</p>
Biological Resources				
<p>Impact BIO-1: Construction activities associated with future residential development on the site could result in the incidental loss of eggs or nestlings, either</p>	<p>MM BIO-1: Raptors/Migratory Birds. Site pre-construction surveys shall be conducted during the breeding season (February 1st through August 31st) for tree-nesting raptors (adjacent to the site at the retention pond) and other migratory birds no more than two weeks prior to the onset of ground disturbance between February and May and within 30 days of the onset of construction from June through August. Pre-construction surveys during the nonbreeding season are not necessary for tree-nesting raptors and migratory</p>	<p>Director of the Community Development Department. Project Applicant and Contractors.</p>	<p>Verification of survey. Ongoing inspections to verify implementation of measures. The site pre-construction survey shall be submitted to the City for verification</p>	<p>At the time specific development is proposed for the site, prior to issuance of a Grading Permit, or tree removal.</p>

**MITIGATION MONITORING OR REPORTING PROGRAM
BUTTERFIELD – MWEST GENERAL PLAN AMENDMENT PROJECT**

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<p>directly through the destruction or disturbance of active nests or indirectly by causing the abandonment of nests. (Significant Impact)</p>	<p>birds, as they are expected to abandon their roosts during construction.</p> <p>If nesting raptors or other migratory birds are detected on or adjacent to the site during the pre-construction survey, a suitable construction-free buffer shall be established around all active nests. The precise dimension of the buffer (up to 250 feet) shall be determined at that time (by a qualified biologist) and may vary depending on location and species. The buffer areas shall be enclosed with temporary fencing, and construction equipment and workers shall not enter the enclosed setback areas. Buffers shall remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.</p> <p>MM BIO-2: Burrowing Owls. Pre-construction surveys shall be conducted during the non-breeding season for burrowing owls. If the target species are deemed absent from the area, then no mitigations are required, and construction could occur within 14 or 30 days (depending on the timing of the survey) following the survey(s). If burrowing owls are identified on site, development on the project site will comply with the City’s Burrowing Owl Habitat Mitigation Plan and measures detailed under Condition 15 of the Santa Clara Valley HCP/NCCP to reduce potential impacts to burrowing owls to a less than significant level.</p>	<p><i>Continued from previous page.</i></p> <p>Director of the Community Development Department.</p> <p>Project Applicant and Contractors.</p>	<p>and approval.</p> <p>Recommendations from the site pre-construction surveys shall be included in all contract specifications and implemented by contractors.</p> <p>Verification of pre-construction survey. Ongoing inspections to verify implementation of measures.</p> <p>The site pre-construction survey shall be submitted to the City for verification and approval. Ongoing</p>	<p>Pre-construction surveys for raptors/migratory birds shall be conducted no more than two weeks prior to the onset of ground disturbance between February and May and within 30 days of the onset of construction from June through August.</p> <p>At the time specific development is proposed for the site, prior to issuance of a Grading Permit, or tree removal.</p> <p>Pre-construction</p>

**MITIGATION MONITORING OR REPORTING PROGRAM
BUTTERFIELD – MWEST GENERAL PLAN AMENDMENT PROJECT**

Impact	Mitigation and Avoidance Measures	Responsibility for Monitoring Compliance	Method of Compliance	Timing of Compliance
<i>Continued from previous page.</i>	(Less Than Significant Impact with Mitigation)	<i>Continued from previous page.</i>	inspections to verify implementation of measures. Recommendations from the site pre-construction surveys shall be included in all contract specifications and implemented by contractors.	surveys for burrowing owls shall be conducted during the non-breeding season within 14 or 30 days of construction activities.
Cultural Resources				
<p>Impact CUL-1: Previously unrecorded prehistoric or historic cultural resources, paleontological resources, or human remains, could be uncovered during future development of the project site.</p>	<p>SM CUL-1.1: The City’s standard cultural resource measures (Municipal Code Section 18.75) are listed below and will be implemented during construction activities for future development on the project site.</p> <ul style="list-style-type: none"> • Construction personnel involved in the site clearing and subsequent grading and trenching shall be informed that there is a potential for the discovery of subsurface cultural resources. Indicators of archaeological site deposits include, but are not limited to, the following: darker than surrounding soils, evidence of fire (ash, fire altered rock and earth, carbon flecks), concentrations of stone, bone and shellfish, artifacts of these materials and animal or human burials. • In the event any unanticipated subsurface cultural materials are exposed during construction, all grading and/or excavation operations within 50 feet of the find shall be halted, and a qualified professional archaeologist shall examine the find and 	<p>Director of the Community Development Department.</p> <p>Project Applicant and Contractors.</p>	<p>Verification of measures on project plans. Review and approval of any subsequent reports as necessary. Ongoing inspections to verify implementation of measures.</p> <p>All measures to protect unknown archaeological resources at the site as listed in MM SM CUL-1.1, shall be printed on grading and construction plans and implemented by</p>	<p>Prior to issuance of a Building Permit.</p> <p>During construction activities.</p>

**MITIGATION MONITORING OR REPORTING PROGRAM
BUTTERFIELD – MWEST GENERAL PLAN AMENDMENT PROJECT**

Impact	Mitigation and Avoidance Measures	Responsibility for Monitoring Compliance	Method of Compliance	Timing of Compliance
<i>Continued from previous page.</i>	<p>make appropriate recommendations regarding the significance of the find and the appropriate mitigation. The recommendation shall be implemented and could include collection, recordation, and analysis of any significant cultural materials.</p> <ul style="list-style-type: none"> • Pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.94 of the Public Resources Code of the State of California, in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to their authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. • If resources are encountered, a final report shall be submitted to the Director of Community Development. This report shall contain a description of the mitigation program that was implemented and its results, including a description of the monitoring and testing program, a list of the resources found, a summary of the resources analysis methodology and conclusion, and a description of the disposition/curation of the 	<i>Continued from previous page.</i>	<p>contractors.</p> <p>Prepare and submit reports as necessary to implement measure.</p>	<i>Continued from previous page.</i>

**MITIGATION MONITORING OR REPORTING PROGRAM
BUTTERFIELD – MWEST GENERAL PLAN AMENDMENT PROJECT**

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<i>Continued from previous page.</i>	<p>resources. The report shall verify completion of the mitigation program to the satisfaction of the Director of Community Development.</p> <ul style="list-style-type: none"> • If paleontological resources are encountered during subsurface construction activities, all work within 50 feet of the discovery shall be redirected until a qualified paleontologist can evaluate the finds and make recommendations. If the paleontological resources are found to be significant, they shall be avoided by project construction activities and recovered by a qualified paleontologist. Upon completion of the recovery, a paleontological assessment shall be conducted by a qualified paleontologist to determine if further monitoring for paleontological resources is required. The assessment shall include: 1) the results of any geotechnical investigation prepared for the project site; 2) specific details of the construction plans for the project site; 3) background research; and 4) limited subsurface investigation within the project site. If a high potential to encounter paleontological resources is confirmed, a monitoring plan of further project subsurface construction shall be prepared in conjunction with this assessment. After project subsurface construction has ended, a report documenting monitoring, methods, findings, and further recommendations regarding paleontological resources shall be prepared and submitted to the Director of Community Development. <p>(Less Than Significant Impact with Mitigation)</p> 	<i>Continued from previous page.</i>	<i>Continued from previous page.</i>	<i>Continued from previous page.</i>

**MITIGATION MONITORING OR REPORTING PROGRAM
BUTTERFIELD – MWEST GENERAL PLAN AMENDMENT PROJECT**

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Geology and Soils				
<p>Impact GEO-1: Future development on the project site could result in significant amounts of soil erosion during construction activities. (Significant Impact)</p>	<p>SM GEO-1: Future development on the site will be required to prepare an Erosion Control Plan as a standard condition of approval prior to issuance of a building and/or site development permit, subject to review and approval of the Public Works Department. Conformance with the measures in the erosion control plan would reduce soil erosion during future construction. (Less Than Significant Impact with Mitigation)</p>	<p>Director of Public Works Department. Project Applicant and Contractor.</p>	<p>Review and approval of Erosion Control Plan. Ongoing inspections to verify implementation of plan. The Erosion Control Plan shall be submitted to City staff for review and approval. Measures to reduce erosion shall be listed on grading plans and implemented by contractors.</p>	<p>At the time specific development is proposed for the site, prior to issuance of a Building, Development and/or Design Review Permit.</p>
Hazards and Hazardous Materials				
<p>Impact HAZ-1: Due to the site’s former agricultural use, residual hazardous chemicals/materials in the site’s soil could result in a significant impact to future construction workers and residents. (Significant Impact)</p>	<p>MM HAZ-1.1: Prior to submittal of any specific development project for review by the City, soil samples shall be collected to determine, using then-applicable environmental screening levels applicable to the type of use proposed by the project at that location, whether the project site’s soils exceed such screening levels (“Impacted Soils”) and mitigation or environmental management measures (e.g., removal, encapsulation, treatment) are needed, or whether additional sampling is needed to determine whether mitigation or environmental management measures are needed.</p>	<p>Director of the Community Development Department. Project Applicant.</p>	<p>Review and approval of soil sampling results. Soil sampling results shall be submitted to the City for review and approval.</p>	<p>Soil sampling shall be completed prior to submittal of any specific development project for review by the City.</p>

**MITIGATION MONITORING OR REPORTING PROGRAM
BUTTERFIELD – MWEST GENERAL PLAN AMENDMENT PROJECT**

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<p><i>Continued from previous page.</i></p>	<p>MM HAZ-1.2: If impacted soil is found to occur on-site, mitigation or environmental management measures (e.g., removal, encapsulation, treatment) shall be implemented and a completion report shall be prepared demonstrating that either the concentrations of contaminants in soils at the project site have been restored to concentration levels that do not exceed the residential California EPA/California Human Health Screening Levels (CCHSLs), or that other suitable mitigation has been implemented. Prior to issuance of a grading or building permit for the project, the completion report shall be provided to the City of Morgan Hill Community Development Director and any environmental agency (e.g. County Environmental Health, RWQCB, DTSC) that is overseeing the implementation of mitigation or environmental management measures.</p> <p>MM HAZ-1.3: Impacted soil removed from the project site shall be disposed of at an appropriately permitted landfill or other disposal site (per Title 22 of the California Code of Regulations), with additional analysis and sampling completed, as appropriate, per requirements of the permitted landfill facility accepting the impacted soil.</p> <p>MM HAZ-1.4: The source and quality of all imported soil during construction activities shall be documented per the guidance of the DTSC’s <i>October 2001 Clean Fill Advisory</i>. Prior to issuance of a grading or building permit for the project, this documentation shall</p>	<p>Director of the Community Development Department. Project Applicant.</p> <p>Director of the Community Development Department. Project Applicant.</p> <p>Director of the Community Development Department.</p>	<p>Review and approval of completion report. A completion report shall be submitted to the City for review and approval.</p> <p>Review of documentation showing impacted soil disposal site</p> <p>Documentation showing impacted soil disposal site shall be submitted to the City for review.</p>	<p>If needed, the completion report shall be provided to the City prior to issuance of a Grading or Building Permit for the project.</p> <p>Prior to approval of a Building Permit.</p> <p>Prior to approval of a Grading or Building Permit.</p>

**MITIGATION MONITORING OR REPORTING PROGRAM
BUTTERFIELD – MWEST GENERAL PLAN AMENDMENT PROJECT**

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<i>Continued from previous page.</i>	<p>be provided to the City of Morgan Hill Community Development Director and any environmental agency (e.g. County Environmental Health, RWQCB, DTSC) overseeing the implementation of mitigation or environmental management measures.</p> <p>(Less Than Significant Impact with Mitigation)</p>	Project Applicant.	<p>Review and approval of documentation showing the source and quality of all imported soil during construction activities.</p> <p>Documentation showing the source and quality of all imported soil during construction activities shall be submitted to the City for review and approval.</p>	<i>Continued from previous page.</i>
Hydrology and Water Quality				
<p>Impact HYD-1: Future development on the site will potentially remove an on-site detention pond and add impervious surfaces which could increase stormwater runoff and impact the City’s stormwater drainage system. (Significant Impact)</p>	<p>SM HYD-1.1: In accordance with Morgan Hill Municipal Code Chapter 17.32, a complete storm drainage study of future specific development must be submitted showing amount of runoff, and existing and proposed drainage structure capacities. This study will be subject to review and approval by the Director of Public Works, including an analysis of the impacts of stormwater no longer being detained on-site on APN 726-25-061. The study would need to demonstrate the proposed project design can mitigate any reduction in detention overflow volume resulting from APN 726-25-061 no longer being available to serve as a detention pond overflow for the City-owned stormwater detention basin immediately to the south on APN 726-25-028. All needed improvements will be made by the applicant. No overloading of the existing system will be permitted.</p>	<p>Director of Public Works.</p> <p>Project Applicant and Contractors.</p>	<p>Review and approval of completed storm drainage study.</p> <p>The completed storm drainage study shall be submitted to the City for review and approval.</p>	<p>At the time specific development is proposed for the site, prior to issuance of a Building Permit, and during construction.</p>

**MITIGATION MONITORING OR REPORTING PROGRAM
BUTTERFIELD – MWEST GENERAL PLAN AMENDMENT PROJECT**

Impact	Mitigation and Avoidance Measures	Responsibility for Monitoring Compliance	Method of Compliance	Timing of Compliance
<p><i>Continued from previous page.</i></p>	<p>SM HYD 1.2: In accordance with Morgan Hill Municipal Code Chapter 17.32, the stormwater collection system in the project area will be designed to be capable of handling runoff without local flooding. On-site detention facilities will be designed to a 25-year storm capacity; whereas, on-site retention facilities shall be designed to a 100-year storm capacity. Off-site detention and retention facilities may also be proposed, and are subject to the approval of the Director of Public Works. Items of construction shall include, but not be limited to installation of storm line extensions and surface and subsurface storm drain facilities, manholes with manhole frames and covers, catch basins and laterals.</p> <p>SM HYD-1.3: In accordance with Morgan Hill Municipal Code Chapter 17.32, the applicant of future specific development shall cause the design and construction to be undertaken for a storm drainage collection system shown on the tentative map or site development plan. All storm drain improvements shall be constructed to the satisfaction of the Director of Public Works.</p>	<p>Director of Public Works. Project Applicant and Contractors. Director of Public Works. Project Applicant and Contractors.</p>	<p>Review, verification and approval of documents showing storm drain improvements. The approved storm drainage collection system and improvements shall be shown on the tentative map or site development plan. All storm drain improvements shall be constructed to the satisfaction of the Director of Public Works. Review, verification and approval of storm drainage collection system for project. Storm drainage collection system shall be shown on the tentative map or site development plan.</p>	<p>During construction activities. During construction activities.</p>

**MITIGATION MONITORING OR REPORTING PROGRAM
BUTTERFIELD – MWEST GENERAL PLAN AMENDMENT PROJECT**

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<i>Continued from previous page.</i>	<p>SM HYD-1.4: Future development will be required to pay the City of Morgan Hill Storm Drainage Impact fee in accordance with Chapter 3.56 of the Morgan Hill Municipal Code. The fees will be based on the costs required for new facilities and other capital acquisition costs to serve new development.</p> <p>(Less Than Significant Impact with Mitigation)</p>	Director of Public Works Project Applicant.	<p>Verification of payment of fee by Project Applicant.</p> <p>Fee will be determined by the City of Morgan Hill based on the costs required for new facilities and other capital acquisition costs to serve new development.</p> <p>Payment of fee to the City of Morgan Hill.</p>	Fee shall be paid prior to issuance of a Grading Permit.
Noise and Vibration				
<p>Impact NOI-1: Interior noise exposures for future units adjacent to Butterfield Boulevard and the UPRR would exceed the City of Morgan Hill Noise Element and Title 24 standards.</p> <p>(Significant Impact)</p>	<p>MM NOI-1: Prior to the issuance of development permits for a specific project, a detailed acoustical analysis, in conformance with California Noise Insulation Standards in Title 24, Part 2 of the California Code of regulations (California Building Code), will be required for final design of the proposed residential uses. The project will incorporate sound control treatments to meet an interior L_{dn} of 45 dBA (or 50 dBA as applicable) or less (with the windows closed) to the satisfaction of the City Building Official.</p> <p>(Less Than Significant Impact with Mitigation)</p>	<p>Director of the Community Development Department.</p> <p>City Building Official.</p> <p>Project Applicant and Contractors.</p>	<p>Review and approval of detailed acoustical analysis.</p> <p>The detailed acoustical analysis shall be submitted to the City for review and approval. Required measures shall be listed on all construction documents, contracts, and project plans, and implemented by contractors.</p>	Prior to issuance of a Development Permit.

**MITIGATION MONITORING OR REPORTING PROGRAM
BUTTERFIELD – MWEST GENERAL PLAN AMENDMENT PROJECT**

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<p>Impact NOI-2: Residential development on the site closest to Butterfield Boulevard, Monterey Road, and the UPRR would expose future residents to exterior noise levels in excess of noise standards established in the City of Morgan Hill’s General Plan. (Significant Impact)</p>	<p>MM NOI-2: Prior to the issuance of development permits for a specific project, a detailed acoustical analysis, will be required for final design of the proposed residential development. The exterior open space areas shall be designed to meet an exterior L_{dn} of 60 dBA or less, such mitigation measures may include: using the residential buildings to provide shielding for outdoor use areas including courtyards, rear yards, side yards, etc.; constructing sound walls; and/or increased setback distances from the roadway. The final details for these measures will be determined during development of the final site plan, prior to issuance of development permits.</p> <p>(Less Than Significant Impact with Mitigation)</p>	<p>Director of the Community Development Department. City Building Official.</p> <p>Project Applicant and Contractors.</p>	<p>Review and approval of detailed acoustical analysis.</p> <p>The detailed acoustical analysis shall be submitted to the City for review and approval.</p> <p>Required measures shall be listed on all construction documents, contracts, and project plans, and implemented by contractors.</p>	<p>Prior to issuance of a Development Permit.</p>
<p>Impact NOI-3: Future construction activities on the site could result in short term noise impacts. (Significant Impact)</p>	<p>MM NOI-3: The following measures shall be included in the project to reduce impacts from construction noise to a less than significant level:</p> <ul style="list-style-type: none"> • Consistent with Section 8.28.040 of the Morgan Hill Municipal Code, construction activities shall be limited to the hours between 7:00 a.m. and 8:00 p.m., Monday through Friday, and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays. No construction activities should occur on Sundays or federal holidays. • Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and 	<p>Director of the Community Development Department.</p> <p>Project Applicant and Contractors.</p>	<p>Verification and approval of construction noise control measures. Ongoing inspections to verify implementation of measures.</p> <p>Required construction noise control measures shall be listed on all construction documents, contracts, and project</p>	<p>Prior to issuance of a Grading Permit and implemented during construction.</p>

**MITIGATION MONITORING OR REPORTING PROGRAM
BUTTERFIELD – MWest GENERAL PLAN AMENDMENT PROJECT**

Impact	Mitigation and Avoidance Measures	Responsibility for Monitoring Compliance	Method of Compliance	Timing of Compliance
<i>Continued from previous page.</i>	<p>appropriate for the equipment.</p> <ul style="list-style-type: none"> • Locate stationary noise generating equipment (e.g. rock crushers, compressors) as far as possible from adjacent residential receptors. • Acoustically shield stationary equipment located near residential receptors with temporary noise barriers or recycled demolition materials. • Utilize "quiet" air compressors and other stationary noise sources where technology exists. • The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance. • 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. <p>(Less Than Significant Impact with Mitigation)</p>	<i>Continued from previous page.</i>	plans, and implemented by contractors.	<i>Continued from previous page.</i>
Transportation				
Impact TRAN-2: The intersection of Butterfield Boulevard	MM TRAN-2.1: The addition of a second westbound left-turn lane on Cochrane Road would mitigate the level of service impact at the Butterfield Blvd./Cochrane Road intersection.	Director of the Community Development	Monitor and impose condition to applicable subsequent project. This	As individual projects are developed in the

**MITIGATION MONITORING OR REPORTING PROGRAM
BUTTERFIELD – MWEST GENERAL PLAN AMENDMENT PROJECT**

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<p>and Cochrane Road is projected to operate at an acceptable level of service (LOS D) during the PM peak hour under Year 2030 General Plan no project conditions and is projected to deteriorate to an unacceptable LOS E under Year 2030 General Plan with project conditions. (Significant Impact)</p>	<p>The addition of a second left-turn lane is not specifically identified within the Year 2030 General Plan roadway network. However, the City has a policy that maintains intersection levels of service at LOS D or better. As individual projects are developed over time in the vicinity of this intersection, the first project that causes the identified significant impact will be conditioned to provide the second left-turn lane, which would improve the intersection’s level of service to LOS C during both AM and PM peak hours under Year 2030 General Plan with and without project conditions.</p> <p>(Less Than Significant Impact with Mitigation)</p>	<p>Department.</p>	<p>measure will be enforced through City policies which maintains intersection levels of service at LOS D or better.</p>	<p>vicinity of the intersection, the first project that causes the identified significant impact will be conditioned to provide the second left-turn lane. This would be implemented within a year of occupancy of the first project to cause the LOS to degrade to E.</p>
<p>Impact TRAN-3: The intersection of Butterfield Boulevard and Jarvis Drive (North) is projected to operate at an unacceptable level of service (LOS F) during both peak hours under Year</p>	<p>MM TRAN-3.1: The signalization of Butterfield Boulevard and Jarvis Drive (North) would mitigate the level of service impact at this intersection.</p> <p>The signalization of Butterfield Boulevard and Jarvis Drive (North) is not specifically identified within the Year 2030 General Plan roadway network. However, the City has a policy that maintains intersection levels of service at LOS D or better. As individual projects are developed over time in the vicinity of this intersection, the first project that causes the identified significant impact will be</p>	<p>Director of the Community Development Department.</p>	<p>Monitor and impose condition applicable to subsequent project. This measure will be enforced through City policies which maintains intersection levels of service at LOS D or better.</p>	<p>As individual projects are developed in the vicinity of the intersection, the first project that causes the identified significant impact will be</p>

**MITIGATION MONITORING OR REPORTING PROGRAM
BUTTERFIELD – MWEST GENERAL PLAN AMENDMENT PROJECT**

Impact	Mitigation and Avoidance Measures	Responsibility for Monitoring Compliance	Method of Compliance	Timing of Compliance
<p>2030 General Plan conditions with and without the proposed project. The peak hour traffic signal warrant checks indicate that the intersection would have traffic volumes that meet thresholds warranting signalization both with and without the proposed project. (Significant Impact)</p>	<p>conditioned to install the traffic signal at this location, which would improve the level of service to LOS B during both the AM and PM peak hours under Year 2030 General Plan with and without project conditions. (Less Than Significant Impact with Mitigation)</p>	<p><i>Continued from previous page.</i></p>	<p><i>Continued from previous page.</i></p>	<p>conditioned to provide the traffic signal at this location. This would be implemented within one year of the first project that causes the LOS to degrade to LOS E.</p>
Cumulative Impacts – Biological Resources				
<p>Impact C-BIO-1: The pollutant emissions from project-generated trips would contribute to the significant cumulative indirect impact to sensitive serpentine habitats. (Significant Cumulative Impact)</p>	<p>MM C-BIO-1.1: The project shall comply with the Valley Habitat Plan and pay the applicable nitrogen deposition fee based on the number of net new vehicle trips. (Less Than Significant Impact with Mitigation)</p>	<p>Director of the Community Development Department. Project Applicant.</p>	<p>Verification of payment by project applicant. Receipt of payment of nitrogen deposition fee shall be submitted to the City for review and approval.</p>	<p>At the time specific development is proposed for the site, prior to issuance of a Building Permit.</p>

**MITIGATION MONITORING OR REPORTING PROGRAM
BUTTERFIELD – MWEST GENERAL PLAN AMENDMENT PROJECT**

Impact	Mitigation and Avoidance Measures	Responsibility for Monitoring Compliance	Method of Compliance	Timing of Compliance
Cumulative Impacts - Transportation				
<p>Impact C-TRAN-1: Future development of the site with up to 409 residential dwelling units in combination with the cumulative projects will result in a significant impact at the Butterfield Boulevard and Cochrane Road intersection. This intersection is projected to operate at an unacceptable level of service (LOS E) during the PM peak hour under Year 2030 General Plan no project conditions. The proposed land use amendment for the project site, in combination with other cumulative development, would cause the critical delay</p>	<p>MM C-TRAN-1: The addition of a second westbound left-turn lane on Cochrane Road would mitigate the level of service impact at the Butterfield Blvd./Cochrane Road intersection. The addition of a second left-turn lane is not specifically identified within the Year 2030 General Plan roadway network. However, the City has a policy that maintains intersection levels of service at LOS D or better. As individual projects are developed over time in the vicinity of this intersection, the first project that causes the identified significant impact will be conditioned to provide the second left-turn lane, which would improve the intersection’s level of service to LOS C during both AM and PM peak hours under Year 2030 General Plan with and without project conditions.</p> <p>(Less Than Significant Impact with Mitigation)</p>	<p>Director of the Community Development Department.</p>	<p>Monitor and impose condition to applicable subsequent project. This measure will be enforced through City policies which maintains intersection levels of service at LOS D or better.</p>	<p>As individual projects are developed over time in the vicinity of the intersection, the first project that causes the identified significant impact will be conditioned to provide the second left-turn lane. This would be implemented within one year of the first project that causes the LOS to degrade to LOS E.</p>

**MITIGATION MONITORING OR REPORTING PROGRAM
BUTTERFIELD – MWEST GENERAL PLAN AMENDMENT PROJECT**

Impact	Mitigation and Avoidance Measures	Responsibility for Monitoring Compliance	Method of Compliance	Timing of Compliance
to increase by more than 4 seconds and the volume-to-capacity ration (V/C) to increase by more than 0.01. This constitutes a significant impact to the intersection based on the City’s impact criteria. (Significant Impact)	<i>Continued from previous page.</i>	<i>Continued from previous page.</i>	<i>Continued from previous page.</i>	<i>Continued from previous page.</i>
Impact C-TRAN-2: Future development of the site with up to 409 residential dwelling units in combination with the cumulative projects will result in a significant impact at the Butterfield Boulevard and Jarvis Drive (North) intersection. This intersection is projected to operate at an unacceptable level of service (LOS F)	MM C-TRAN-2: Implementation of a traffic signal at Butterfield Boulevard and Jarvis Drive (North) would improve the level of service to LOS B during both the AM and PM peak hours under Year 2030 Cumulative General Plan without and with the project conditions. The signalization of this intersection is not specifically identified within the Year 2030 General Plan roadway network. However, the City has a policy that maintains intersection levels of service at LOS D or better. As individual projects are developed over time in the vicinity of this intersection, the first project that causes the identified significant impact will be conditioned to install the traffic signal at this location. (Less Than Significant Impact with Mitigation)	Director of the Community Development Department.	Monitor and impose condition to applicable subsequent project. This measure will be enforced through City policies which maintains intersection levels of service at LOS D or better.	As individual projects are developed over time in the vicinity of the intersection, the first project that causes the identified significant impact will be conditioned to provide the traffic signal at this location. This would be

**MITIGATION MONITORING OR REPORTING PROGRAM
BUTTERFIELD – MWEST GENERAL PLAN AMENDMENT PROJECT**

Impact	Mitigation and Avoidance Measures	Responsibility for Monitoring Compliance	Method of Compliance	Timing of Compliance
<p>during both peak hours under Year 2030 Cumulative General Plan conditions without and with the project. Additionally, the peak-hour traffic signal warrant checks indicate that the intersection would have traffic volumes under Year 2030 Cumulative General Plan without and with project conditions that meet thresholds that warrant signalization. This constitutes a significant impact to the intersection based on the City’s impact criteria. (Significant Impact)</p>	<p><i>Continued from previous page.</i></p>	<p><i>Continued from previous page.</i></p>	<p><i>Continued from previous page.</i></p>	<p>implemented within one year of the first project that causes the LOS to degrade to LOS E.</p>

SOURCE: City of Morgan Hill. *Butterfield-MWest General Plan Amendment Project Final EIR*. November 2014.