

# **MITIGATION MONITORING AND REPORTING PROGRAM**

## **Cochrane-Borello Residential Development Project (State Clearinghouse #2011082039)**



*January 2013*

# PREFACE

Section 21081 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring or Reporting Program (MMRP) whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the MMRP is to ensure compliance with the mitigation measures during project implementation.

The EIR concluded that the implementation of the 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 MMRP 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 AND REPORTING PROGRAM  
COCHRANE-BORELLO RESIDENTIAL PROJECT (State Clearinghouse #2011082039)**

Impact(s)	Mitigation Measures	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
<b>AGRICULTURAL RESOURCES</b>				
<p><b>IMPACT AG-1:</b> The phased loss of 99.9 acres of <i>Prime Farmland</i> over the next 12 years is a significant impact to agricultural resources.</p>	<p>The following agricultural mitigation measures have been proposed by the project applicant. Any one of these mitigation measures (or combination) achieving a 1:1 ratio of acreage protected for each acre lost would be deemed sufficient to mitigate the loss of agricultural lands from the project site:</p> <p><b>AG MM-1:</b> Prior to issuance of the first building permit for each phase, the applicant shall comply with the adopted City of Morgan Hill Agricultural Mitigation and Preservation program (if such a program exists at the time each phase develops).</p> <p><b>AG MM-2:</b> Prior to the issuance of the first building permit for each phase, provide conservation easements to the City of Morgan Hill at a 1:1 ratio on land of at least equal quality and size or 1:1 on land deemed suitable for conservation by the Director of Planning. Project applicant will provide agricultural easements on other properties owned now or in the future by the Borello family or its associates, or on purchased property within the State of California, mitigating for loss of prime agricultural land at a ratio of 1:1.</p> <p><b>AG MM-3:</b> Prior to the issuance of the first building permit for each phase, the applicant shall provide evidence of payment of an in-lieu fee at a 1:1 ratio of acreage protected for each acre lost to an established local, regional or statewide organization or agency. The per acre payment shall be made to the entity/City that has an adopted Agricultural Mitigation Program.</p>	<p>To be implemented by the applicant prior to approval of the first building permit for that phase of development.</p>	<p>The project applicant shall provide documentation demonstrating completion of the mitigation to the satisfaction of the Community Development Director.</p>	<p>Director of the City's Community Development Agency, Planning Division</p>
<b>HAZARDS AND HAZARDOUS MATERIALS</b>				
<p><b>Impact HAZ-1:</b> Based on findings of the regulatory database search, future</p>	<p><b>MM HM-1.1:</b> A "no further action" determination shall be obtained from SCCEH for the former USTs, prior to development of Phase 10.</p> <p><b>MM HM-1.2:</b> The presence of the recorded UST at 18145 Peet Road should be confirmed prior to issuance of building permits for Phase 8, providing</p>	<p>To be implemented by the applicant prior to Phase 8 and Phase 10, as indicated.</p>	<p>The project applicant shall obtain a "no further action" determination from SCCEH.</p>	<p>Director of the City's Community Development Agency, Planning Division</p>

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<p>development proposed at the project site is unlikely to interfere with any Underground Storage Tanks (USTs), however, the possibility of the historic UST listed at 18145 Peet Road presents potential environmental concerns for the realignment of Peet Road.</p> <p><i>(Impact HAZ-1 continued)</i></p>	<p>sufficient time for the applicant to mitigate prior to installation of the planned realignment of Peet Road in Phase 10. This may be accomplished by a geophysical survey, or having an environmental professional onsite during road realignment activities to observe if UST indicators are present. Given the planned realignment (roughly 75 feet southwest of current location) it is unlikely the alleged UST would impact the realignment.</p>			
<b>BIOLOGICAL RESOURCES</b>				
<p><b>Impact BIO-1:</b> Tree removal or pruning of retained trees during the nesting season could impact protected tree-nesting raptors. Any loss of fertile bird eggs, or</p>	<p>The following measures shall be implemented by the proposed project prior to each phase of construction (i.e. preconstruction surveys will be per phase) to reduce impacts to white-tailed kite and non-listed raptors:</p> <p><b>MM BIO-1.1:</b> Should project construction be scheduled to commence between February 1 and August 31, a pre-construction survey will be conducted by a qualified biologist for nesting birds within the onsite trees as well as all trees within 250 feet of the site. This survey will occur within 30 days of the onset of construction.</p>	<p>To be implemented by the project applicant and contractors prior to construction.</p>	<p>All measures will be printed on all construction, documents, contracts, and project plans.</p>	<p>Director of the City's Community Development Agency, Planning Division</p>

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<p>individual nesting birds, or any activities resulting in nest abandonment during construction, would constitute a significant impact.</p> <p><i>(Impact BIO-1 continued)</i></p>	<p><b>MM BIO-1.2:</b> If pre-construction surveys undertaken during the nesting season locate active nests within or near construction zones, these nests and an appropriate buffer around them (as determined by a qualified biologist) will remain off-limits to construction until the nesting season is over. Suitable setbacks from occupied nests will be established by a qualified biologist and maintained until the conclusion of the nesting season.</p>			
<p><b>Impact BIO-3:</b> Demolition of onsite structures could impact roosting bats. Any loss of bats, would constitute a significant impact.</p>	<p>The following measures shall be implemented by the proposed project during each phase of construction that would demolish an existing structure onsite, to ensure that roosting bat mortality from project construction is avoided:</p> <p><b>MM BIO-3.1:</b> A pre-construction survey will be conducted by a qualified bat biologist for roosting bats within 30 days of the on-set of construction. All suitable structures of the study area will be covered during this survey.</p> <p><b>MM BIO-3.2:</b> If a non-breeding bat colony is found and construction will not include demolition, then a construction-free buffer of 25 to 50 feet shall be established around the structure. If construction will include demolition, then the individuals shall be humanely evicted via the partial dismantlement of the buildings prior to demolition under the direction of a qualified bat specialist to ensure that no harm or “take” would occur to any bats as a result of demolition activities.</p> <p><b>MM BIO-3.3:</b> If a maternity colony is detected in the buildings, then a construction-free buffer shall be established around the structure and remain in place until it has been determined that the nursery is no longer active. If</p>	<p>To be implemented by the project applicant and contractors prior to construction.</p>	<p>All measures will be printed on all construction, documents, contracts, and project plans.</p>	<p>Director of the City’s Community Development Agency, Planning Division</p>

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<i>(Impact BIO-3 continued)</i>	demolition is necessary, demolition shall be done between March 1 and April 15 or August 15 and October 15 to avoid interfering with an active nursery.			
<p><b>Impact BIO-5:</b> The loss of many native and non-native trees in the project area due to development allowed under the proposed project would be reduced to a less than significant level with implementation of standard measures MM BIO-5.1 and 5.2.</p>	<p><b>MM BIO – 5.1:</b> For the on-site trees proposed for preservation, a tree protection plan shall be completed by a certified arborist to the satisfaction of the City arborist. The plan shall demonstrate how tree protection shall be provided during and after construction. The key elements of a tree protection plan include; establishing Tree Protection Zones (TPZs) for each tree to be preserved; and providing supplemental irrigation during the demolition and construction phases of the project. The tree preservation plan shall include the following protective measures set forth in the tree survey prepared by Moki Smith:</p> <p><u>Design Measures</u></p> <ul style="list-style-type: none"> <li>• Locate structures, grade changes, etc. as far as feasible from the ‘dripline’ area of the tree.</li> </ul> <p><u>Tree Protection During Construction</u></p> <ul style="list-style-type: none"> <li>• Avoid root damage through grading, trenching, compaction, etc. at least within an area 1.5 times the ‘dripline’ area of trees. Where root damage cannot be avoided, roots encountered (over one inch diameter) should be exposed approximately 12 inches beyond the area to be disturbed (towards tree stem), by hand excavation, or with specialized hydraulic or pneumatic equipment, cut cleanly with hand pruners or power saw, and immediately back-filled with soil. Avoid tearing, or otherwise disturbing that portion of the root(s) to remain.</li> <li>• Construct a temporary fence as far from the tree stem (trunk) as possible, completely surrounding the tree, and six to eight feet in height. Post no</li> </ul>	To be implemented by the project applicant and contractors prior to construction.	All measures will be printed on all construction, documents, contracts, and project plans.	Director of the City’s Community Development Agency, Planning Division

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<p><i>(Impact BIO-5 continued)</i></p>	<ul style="list-style-type: none"> <li>• parking or storage signs outside/on fencing. Do not attach posting to the mainstem of the tree.</li> <li>• Do not allow vehicles, equipment, pedestrian traffic; building materials or debris storage; or disposal of toxic or other materials inside of the fenced off area.</li> </ul> <p><u>Tree Maintenance</u></p> <ul style="list-style-type: none"> <li>• Avoid pruning immediately before, during, or immediately after construction impact. Perform only that pruning which is unavoidable due to conflicts with proposed development. Aesthetic pruning should not be performed for at least one to two years following completion of construction.</li> <li>• Trees that will be impacted by construction may benefit from fertilization, ideally performed in the fall, and preferably prior to any construction activities, with not more than six pounds of actual nitrogen per 1,000 square feet of accessible ‘drip line’ area or beyond.</li> <li>• Mulch ‘rooting’ area with an acidic, organic compost or mulch.</li> <li>• Arrange for periodic (biannual/quarterly) inspection of tree’s condition, and treatment of damaging conditions (insects, diseases, nutrient deficiencies, etc.) as they occur, or as appropriate.</li> <li>• Individual trees likely to suffer significant impacts may require specific, more extensive efforts and/or a more detailed specification than those contained within these general guidelines will be established in the tree preservation plan.</li> </ul>			

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<b>AIR QUALITY</b>				
<p><b>Impact AIR – 3:</b> Construction activities, particularly generation of construction dust, if uncontrolled, could result in significant short-term air quality impacts.</p>	<p><b>MM AIR-3.1:</b> The proposed project includes the following construction practices that can reduce construction dust/air quality impacts to a less than significant level. BAAQMD has prepared a list of feasible construction dust control measures that can reduce construction impacts to a level that is less than significant. The following construction practices shall be implemented during construction of the proposed project:</p> <ul style="list-style-type: none"> <li>• All exposed surfaces (e.g. parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>• All haul trucks transporting soil, sand, or other loose material offsite shall be covered.</li> <li>• 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.</li> <li>• Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.</li> <li>• All vehicle speeds on unpaved roads shall be limited to 15 mph.</li> <li>• All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.</li> <li>• Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>• Idling times shall be minimized either by shutting equipment off when not</li> </ul>	<p>To be implemented by the project applicant and contractors prior to and during construction.</p>	<p>All measures will be printed on all construction, documents, contracts, and project plans.</p>	<p>Director of the City’s Community Development Agency, Planning Division</p>



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<i>AIR QUALITY continued</i>				
<b>Impact AIR – 3:</b> <i>continued</i>	<p>in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.</li> <li>• Vegetative ground cover (e.g. fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.</li> <li>• The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.</li> <li>• All trucks and equipment, including their tires, shall be washed off prior to leaving the site.</li> <li>• Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent.</li> </ul>			

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<b>Impact AIR-3 <i>continued</i></b>	<ul style="list-style-type: none"> <li>• Post a publicly visible sign with the telephone number and person to contact at the City 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. 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.</li> </ul> <p><b>MM AIR-3.2:</b> The following are additional mitigation measures recommended by the BAAQMD and included in the project to reduce engine exhaust emissions:</p> <ul style="list-style-type: none"> <li>• Use alternative fueled construction equipment, when feasible.</li> <li>• Minimize idling time (five minutes maximum).</li> <li>• Maintain properly tuned equipment.</li> <li>• Limit the hours of operation of heavy equipment and/or the amount of equipment in use.</li> </ul>			
<b>CULTURAL RESOURCES</b>				
<b>Impact CULT-1:</b> This project may adversely impact undocumented human remains or unintentionally discover significant historic or	<p><b>AM CUL-1.1:</b> An archaeologist shall be present on-site to monitor ground-disturbing activities during Phases 1 and 2. In the event that any bone material is discovered, work shall be halted with a distance determined by the project archaeologist until a qualified forensic archaeologist has made a determination that it is or is not human.</p> <p><b>AM CUL-1.2:</b> The following measures are identified in the City of Morgan Hill Municipal Code Chapter 18.75.</p>	To be implemented by the project applicant and contractors during construction.	All measures will be printed on all construction, documents, contracts, and project plans.	Director of the City’s Community Development Agency, Planning Division

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<b>CULTURAL RESOURCES <i>continued</i></b>				
<p>archaeological materials. Implementation of avoidance measures would ensure that the proposed project would appropriately treat any buried archaeological resources.</p> <p><i>(Impact CULT-1 continued)</i></p>	<p>The following policies and procedures for treatment and disposition of inadvertently discovered human remains or archaeological materials shall apply. If human remains are discovered, it is probable they are the remains of Native Americans.</p> <ul style="list-style-type: none"> <li>• If human remains are encountered they shall be treated with dignity and respect as due to them. Discovery of Native American remains is a very sensitive issue and serious concern. Information about such a discovery shall be held in confidence by all project personnel on a need to know basis. The rights of Native Americans to practice ceremonial observances on sites, in labs and around artifacts shall be upheld.</li> <li>• Remains should not be held by human hands. Surgical gloves should be worn if remains need to be handled.</li> <li>• Surgical mask should also be worn to prevent exposure to pathogens that may be associated with the remains.</li> <li>• In the event that known or suspected Native American remains are encountered or significant historic or archaeological materials are discovered, ground-disturbing activities shall be immediately stopped. Examples of significant historic or archaeological materials include, but are not limited to, concentrations of historic artifacts (e.g., bottles, ceramics) or prehistoric artifacts (chipped chert or obsidian, arrow points, groundstone mortars and pestles), culturally altered ash-stained midden soils associated with pre-contact Native American habitation sites, concentrations of fire-altered rock and/or burned or charred organic materials, and historic structure remains such as stone-lined building</li> </ul>			

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<b>Impact CULT-1</b> <i>continued</i>	<ul style="list-style-type: none"> <li>• foundations, wells or privy pits. Ground-disturbing project activities may continue in other areas that are outside the exclusion zone as defined below.</li> <li>• An “exclusion zone” where unauthorized equipment and personnel are not permitted shall be established (e.g., taped off) around the discovery area plus a reasonable buffer zone by the Contractor Foreman or authorized representative, or party who made the discovery and initiated these protocols, or if on-site at the time of discovery, by the Monitoring Archaeologist (typically 25-50ft for single burial or archaeological find)</li> <li>• The exclusion zone shall be secured (e.g., 24 hour surveillance) as directed by the City or County if considered prudent to avoid further disturbance</li> <li>• The Contractor Foreman or authorized representative, or party who made the discovery and initiated these protocols shall be responsible for immediately contacting by telephone the parties listed below to report the find and initiate the consultation process for treatment and disposition: <ul style="list-style-type: none"> <li>• The City of Morgan Hill Community Development Director</li> <li>• The Contractor’s Point(s) of Contact</li> <li>• The Coroner of the County of Santa Clara (if human remains found)</li> <li>• The Native American Heritage Commission (NAHC) in Sacramento</li> <li>• The Amah Mutsun Tribal Band <ul style="list-style-type: none"> <li>• The Coroner has two working days to examine the remains after being notified of the discovery. If the remains are Native American the Coroner has 24 hours to notify the NAHC.</li> </ul> </li> </ul> </li> </ul>			

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<b>CULTURAL RESOURCES</b> <i>continued</i>				
<b>Impact CULT-1</b> <i>continued</i>	<ul style="list-style-type: none"> <li>• The NAHC is responsible for identifying and immediately notifying the Most Likely Descendant (MLD) from the Amah Mutsun Tribal Band. (Note: NAHC policy holds that the Native American Monitor will not be designated the MLD.)</li> <li>• Within 24 hours of their notification by the NAHC, the MLD will be granted permission to inspect the discovery site if they so choose.</li> <li>• Within 24 hours of their notification by the NAHC, the MLD may recommend to the City’s community development director the recommended means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The recommendation may include the scientific removal and non-destructive or destructive analysis of human remains and items associated with Native American burials. Only those osteological analyses or DNA analyses recommended by the Amah Mutsun Tribal Band may be considered and carried out.</li> <li>• If the MLD recommendation is rejected by the City of Morgan Hill the parties will attempt to mediate the disagreement with the NAHC. If mediation fails then the remains and all associated grave offerings shall be reburied with appropriate dignity on the property in a location not subject to further subsurface disturbance.</li> </ul>			
<b>HYDROLOGY AND WATER QUALITY</b>				
<b>Impact HYDRO-1</b> Implementation of mitigation measures, MM HYDRO 1.1 would ensure that construction of the	In accordance with City of Morgan Hill standards, development of the proposed project shall implement the following measure to avoid impacts to the City’s storm drainage system.  <b>MM HYDRO-1.1:</b> The portion of the site that drains to San Francisco Bay via Coyote Creek is under the jurisdiction of the San Francisco RWQCB. For the portion of the site that drains to Coyote Creek, the project shall include hydromodification mitigation meeting or exceeding the specifications outlined in	To be implemented by the applicant and contractors prior to issuance of any grading and/or demolition permit.	All measures will be printed on all construction documents, contracts, and project plans.	Director of the City’s Community Development Agency, Planning Division

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<b>HYDROLOGY AND WATER QUALITY <i>continued</i></b>				
<p>proposed development would not increase stormwater runoff and would not exceed the capacity of planned onsite and existing offsite stormwater drainage facilities.</p> <p><b>Impact HYDRO-1 <i>continued</i></b></p>	<p>the SCVURPPP hydromodification mitigation plan (HMP).</p> <p><b>MM HYDRO-1.2:</b> The project results in increased runoff from the site due to the increased impervious surfaces. The project includes sufficient storage volume to mitigate the increased peak runoff rate for the 2-, 10-, 25- and 100-year storm events. The southern drainage basins outlets to an existing storm drain system; portions of which are currently under capacity. As such, the outlet works for the detention basins shall be designed to limit post-project flows to pre-project levels for the 2-, 10-, 25- and 100-year storm events such that the existing frequency of capacity exceedance of any existing culverts is maintained or decreased. Since the northern retention ponds do not discharge to existing drainage systems accept in the event of a storm larger than the 100-year event, outlet works should be placed at an elevation that conveys only storms greater than the 100-year storm. The 2-, 10-, 25- and 100-year storms will not discharge from the northern retention ponds, and therefore will meet the requirement that post-project peak flows will not exceed pre-project conditions. In order to mitigate the increase in peak flow rate due to the expansion of Peet Road, infrastructure should be appropriately sized and designed to convey the flow to one of the southern detention basins. The connection pipes between basins S1 and S2 (regardless of its location on or off site) and the 12-inch replacement pipe under Peet Road may also have to be modified from what is shown on the conceptual storm drain plan exhibit (which does not include the Peet Road realignment). Because these pipes will need to be lengthened to accommodate the widening of Peet Road, the hydraulic losses associated with the longer pipes will be greater. As such, the pipes may need to be enlarged to maintain the same capacity over this longer length. This is particularly relevant for the 12-inch replacement pipe under Peet Road. The pipe connecting basins S1 and S2 serves primarily as a hydraulic connection between the basins and its capacity may not be relevant.</p>			

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<p><b>Impact HYDRO-3</b>  Implementation of the mitigation measure, MM HYDRO-3.1, would ensure that construction and ongoing occupancy of the proposed subdivision would result in less than significant water quality impacts.</p>	<p><b>MM HYDRO-3.1:</b> Potential construction-phase and post-construction pollutant impacts from development shall be controlled below the level of significance through preparation and implementation of an erosion control plan, a storm water pollution prevention plan (SWPPP) and a storm water management plan (SWMP) consistent with recommended design criteria in accordance with the NPDES permitting requirements enforced by the Regional Board (San Francisco or Monterey Bay as applicable for each phase), per requirements at time of development.</p> <p>The erosion control plan forms a significant portion of the construction-phase controls required in a SWPPP, which also details the construction-phase housekeeping measures for control of contaminants other than sediment.</p> <p>The SWMP implements treatment measures and best management practices (BMPs) to be implemented for control of pollutants once the project has been constructed. Both the SWPPP and the SWMP set forth the BMP monitoring and maintenance schedule and identifies the responsible entities during the construction and post-construction phases.</p>	<p>To be implemented by the applicant and contractors prior to, during and after construction.</p>	<p>All measures will be printed on all construction documents, contracts, and project plans.</p>	<p>Director of the City's Community Development Agency, Planning Division</p>

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<b>HYDROLOGY AND WATER QUALITY <i>continued</i></b>				
<p><b>Impact HYDRO-3</b> <i>continued</i></p>	<p>The applicant’s SWPPP shall prescribe construction-phase BMPs to adequately contain sediment on-site and prevent construction activities from degrading surface runoff. The erosion control plan in the SWPPP would include components for erosion control, such as phasing of grading, limiting areas of disturbance, designation of restricted-entry zones, diversion of runoff away from disturbed areas, protective measures for sensitive areas, outlet protection, and provision for revegetation or mulching. BMPs shall be implemented in accordance with criteria in the California Stormwater BMP Handbook for Construction or other accepted guidance and shall be reviewed and approved by the City of Morgan Hill prior to issuance of grading or building permits for each phase of development. The applicant shall identify the SWPPP Manager who will be the responsible party during the construction phase to ensure proper implementation, maintenance and performance of the BMPs.</p> <p>The applicant’s SWMP shall implement post-construction water quality BMPs that control pollutant levels to pre-development levels, or to the maximum extent practicable for both the Peet Road and site development projects. For the site itself, neighborhood and/or lot-level BMPs to promote infiltration or “green” treatment of storm runoff shall be emphasized, consistent with Regional Boards guidance for NPDES Phase 2 permit compliance.</p> <p>These types of BMPs include infiltration basins and trenches, constructed wetlands, rain gardens, grassy swales, media filters, and biofiltration features. BMPs shall be designed in accordance with engineering criteria in the California Stormwater BMP Handbook for New and Redevelopment<sup>16</sup> or other accepted guidance and designs shall be reviewed and approved by the City prior to issuance of grading or building permits for the roadway or driveways. These types of structural BMPs are intended to supplement other storm water</p>			



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<b>Impact HYDRO-3 <i>continued</i></b>	management program measures, such as street sweeping and litter control, outreach regarding appropriate fertilizer and pesticide use practices, and managed disposal of hazardous wastes. The applicant shall prepare a clearly defined operations and maintenance plan for water quality and quality control measures. The design and maintenance documents shall include measures to limit vector concerns, especially with respect to control of mosquitoes. The applicant shall identify the responsible parties and provide adequate funding to operate and maintain storm water improvements (through a HOA, Geological Hazard Abatement District, CSD, CFD or similar organization). The applicant shall also establish financial assurances, as deemed appropriate by the Morgan Hill Community Development Department, enabling the City to maintain the storm water improvements should the HOA or other entity disband or cease to perform its maintenance responsibilities.			
<b>NOISE</b>				
<b>Impact NV-1:</b> Noise levels generated by operations at the Santa Clara Water District Facility may at times exceed the City of Morgan Hill's Zoning Code noise limits.	<p><b>MM NV-1.1:</b> Notify residents of Lots 41, 42, 78, 79, 81, 82, 109-112, 227, 228, and 230 of the potential for intermittent noises from operations and activities at the Santa Clara Water District Facility. This notification will be provided in the deed to the property.</p> <p><b>MM NV-1.2:</b> Construct eight-foot noise barriers, relative to the residential pad elevation, to reduce intermittent noises from activities associated with operations at the Santa Clara Water District Facility to less than 60 dBA. Noise barriers would be required at the property lines of Lots 41, 42, 78, 79, 81, 82, 109-112, 227, 228, and 230 that adjoin the Santa Clara Water District Facility.</p> <p><b>MM NV-1.3:</b> Provide a suitable form of forced-air mechanical ventilation, as determined by the City Building Official, for units located on Lots 41, 42, 78, 79, 81, 82, 109-112, 227, 228, and 230, so that windows could be kept closed at the occupant's discretion to control interior noise.</p>	To be implemented by the applicant and contractors during construction.	All measures will be printed on all construction documents, contracts, and project plans.	Director of the City's Community Development Agency, Planning Division

**MITIGATION MONITORING AND REPORTING PROGRAM  
COCHRANE-BORELLO RESIDENTIAL PROJECT (State Clearinghouse #2011082039)**

Impact(s)	Mitigation Measures	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
<i>NOISE continued</i>				
<b>Impact NV-4</b> <i>continued</i>	<ul style="list-style-type: none"> <li>• Prohibit all unnecessary idling of internal combustion engines;</li> <li>• Route construction related traffic to and from the site via designated truck routes and avoid residential streets where possible;</li> <li>• Utilize “quiet” models of air compressors and other stationary noise sources where technology exists;</li> <li>• Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from adjacent land uses;</li> <li>• Shield adjacent sensitive uses from stationary equipment with individual noise barriers or partial acoustical enclosures;</li> <li>• Locate staging areas and construction material storage areas as far away as possible from adjacent land uses;</li> <li>• Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.</li> <li>• Hold a preconstruction meeting with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation and practices (including construction hours, construction schedule, and noise coordinator) are completed.</li> </ul>			

