

**Mitigation Monitoring and Reporting Program
for the
Citywide Agriculture Preservation Program and Southeast
Quadrant Land Use Plan
City of Morgan Hill, Santa Clara County, California**

State Clearinghouse Number 2010102010

Prepared for:



CITY OF MORGAN HILL

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Table 1: Citywide Agriculture Preservation Program and Southeast Quadrant Land Use Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
1. Aesthetics, Light, and Glare					
<p>MM AES-3: High School Site. Prior to Design Permit approval, the applicant shall prepare and submit an outdoor lighting plan, for each phase, (which includes a photometric analysis) to the City of Morgan Hill for review and approval that includes a footcandle map illustrating the amount of light from the project site at adjacent light sensitive receptors. Exterior lighting shall not exceed 2.0 footcandles as measured at the nearest property line unless such lighting is essential for safety or security (athletic field lighting is exempt from this footcandle standard). All exterior parking lot lights and building-mounted lights shall be low-pressure sodium and shall employ full-cutoff fixtures or directional shielding. Athletic field lighting may use high-pressure sodium lighting but must employ automatic shutoff devices to ensure that facilities are not illuminated unless desired. Lighting levels and design shall comply with the City’s lighting standards as contained in the Morgan Hill Municipal Code and the City’s lighting guidelines as contained in the Morgan Hill Design Handbook. The approved plan shall be incorporated into the project.</p>	Approval of plan	Prior to Design Permit approval	City of Morgan Hill		
2. Agricultural Resources					
<p>MM AG-1a: SEQ Area. Project applicants that propose to convert agricultural land to a non-agricultural use shall implement one of the following options to mitigate the conversion of agricultural land:</p> <p>(1) Participate in the City of Morgan Hill Agricultural Lands Preservation Program (provided that the program is adopted and operational). Under the auspices of the program, the applicant shall (a) permanently preserve agricultural land via the use of an irrevocable instrument (property acquisition,</p>	Receipt of fees or documentation	Prior to issuance of a grading/site development permit or building permit for the SEQ Area	City of Morgan Hill		

Table 1 (cont.): Citywide Agriculture Preservation Program and Southeast Quadrant Land Use Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>deed restriction, agricultural conservation easement, etc.) within the Morgan Hill SOI, if possible, or within the County of Santa Clara, or (b) pay fees to the City of Morgan Hill for the permanent preservation of agricultural land via the use of an irrevocable instrument. The applicant shall satisfy all responsibilities of participation in the Agricultural Lands Preservation Program prior to issuance of a grading/site development permit or building permit for the High School, whichever occurs first.</p> <p>(2) Permanently preserve agricultural land at no less than a 1:1 ratio elsewhere in Santa Clara County if the City of Morgan Hill Agricultural Lands Preservation Program is not operational at the time grading/site development permit or building permits are sought. Preservation shall be accomplished via the use of an irrevocable instrument (property acquisition, deed restriction, agricultural conservation easement, etc.). The applicant shall include documentation verifying the completion of this mitigation measure no later than the date of submittal of a building permit application.</p>					
<p>MM AG-1b: High School Site. For each phase, the High School applicant shall implement one of the following options to mitigate the conversion of agricultural land:</p> <p>(1) Participate in the City of Morgan Hill Agricultural Lands Preservation Program (provided that the program is adopted and operational). Under the auspices of the program, the applicant shall (a) permanently preserve agricultural land via the use of an irrevocable instrument (property acquisition, deed restriction, agricultural conservation easement, etc.) within the Morgan Hill SOI, if possible, or within the County of Santa Clara, or (b) pay fees to the City of Morgan Hill for the permanent preservation of agricultural land via</p>	Receipt of fees or documentation	Prior to issuance of a grading/site development permit or building permit for the High School	City of Morgan Hill		

Table 1 (cont.): Citywide Agriculture Preservation Program and Southeast Quadrant Land Use Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>the use of an irrevocable instrument. The applicant shall satisfy all responsibilities of participation in the Agricultural Lands Preservation Program prior to issuance of the grading/site development permit or building permit for the High School, whichever occurs first.</p> <p>(2) Permanently preserve agricultural land at no less than a 1:1 ratio elsewhere in Santa Clara County if the City of Morgan Hill Agricultural Lands Preservation Program is not operational at the time a grading/site development permit or building permit is sought. Preservation shall be accomplished via the use of an irrevocable instrument (property acquisition, deed restriction, agricultural conservation easement, etc.). The applicant shall include documentation verifying the completion of this mitigation measure no later than the date of submittal of a building permit application.</p>					
<p>3. Air Quality/Greenhouse Gas Emissions</p>					
<p>MM AIR-2: High School Site. All construction activity: During construction activities, the following air pollution control measures shall be implemented:</p> <ul style="list-style-type: none"> Exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or more as needed to prevent dust. All haul trucks transporting soil, sand, or other loose material offsite shall be covered. 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. All vehicle speeds on unpaved roads and surfaces shall be limited to 15 mph. All roadways, driveways, and sidewalks shall be paved as soon 	Notes on construction plans; site inspection	During construction for the High School	City of Morgan Hill		

Table 1 (cont.): Citywide Agriculture Preservation Program and Southeast Quadrant Land Use Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>as possible in order to prevent dust.</p> <ul style="list-style-type: none"> A publicly visible sign shall be posted with the telephone number and person to contact at the City of Morgan Hill regarding dust complaints. This person shall respond and take corrective action within 48 hours of a complaint or issue notification. The Bay Area Air Quality Management District’s phone number shall also be visible to ensure compliance with applicable regulations. 					
<p>MM AIR-4a: SEQ Area. Prior to the final discretionary approval for any gas station that is proposed pursuant to the Morgan Hill SEQ General Plan Amendments, the City of Morgan Hill shall determine the area of impact from toxic emissions from the gas station that may potentially exceed the BAAQMD significance criteria for cancer or non-cancer toxic air contaminant exposure. Impacts from the stationary source shall be compared with the distance threshold recommended by California Air Resources Board’s Land Use Handbook distance guidance. If the source is proposed within an area exceeding the threshold, the City shall require a Health Risk Assessment to be prepared in accordance with BAAQMD guidance to determine the refined impact level and to identify operational measures or design features that shall be implemented as part of a project to reduce the impact to less than significant levels. No construction of any stationary source shall be allowed that places sensitive receptors within the area of impact as described above, unless the estimated health risk is first determined to be less than the BAAQMD’s significance criteria for toxic air contaminant exposure.</p>	Submittal of documentation	Prior to the final discretionary approval for any gas station in the SEQ Area	City of Morgan Hill		

Table 1 (cont.): Citywide Agriculture Preservation Program and Southeast Quadrant Land Use Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>MM AIR-4b: SEQ Area. Prior to the final discretionary approval for any recreational use that is proposed pursuant to the Morgan Hill SEQ General Plan Amendments, the City of Morgan Hill shall determine the area of impact from toxic emissions from US 101 and existing stationary sources that may potentially exceed the BAAQMD significance criteria for cancer or non-cancer toxic air contaminant exposure. Emissions from US 101 shall be estimated using the BAAQMD roadway screening tool. In addition, distance to stationary sources near the project shall be compared with the distance threshold recommended by California Air Resources Board’s Land Use Handbook distance guidance. If recreational projects are proposed within an area exceeding the screening threshold, the City shall require a Health Risk Assessment to determine the potential health risk level and to identify design features that shall be installed to reduce the impact to less than significant levels. No construction of any sensitive receptor land use within the area of impact of US 101 or stationary source as described above shall be allowed unless the risk is first determined to be less than the BAAQMD’s significance criteria for toxic air contaminant exposure.</p>	Submittal of documentation	Prior to the final discretionary approval for any recreational use within the SEQ Area	City of Morgan Hill		
<p>4. Biological Resources</p>					
<p>MM BIO-1a: High School. A qualified biologist shall conduct a pre-construction survey for nesting migratory birds and tree-nesting raptors in all trees occurring within 250-foot of construction areas. Pre-disturbance surveys shall also be conducted prior to tree or ground trimming or tree removal. These surveys shall be conducted within 30 days of first tree or ground disturbance in the area, if such disturbance occurs during the breeding season (February 1 to August 31). If protected birds (including raptors) are detected, a construction-free buffer</p>	Notes on construction plans; site inspection; submittal of documentation	Prior to tree removal activities on the High School site between February 1 and August 31	City of Morgan Hill		

Table 1 (cont.): Citywide Agriculture Preservation Program and Southeast Quadrant Land Use Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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(appropriately sized based on species) shall be established around each active nest and monitored by a qualified biologist for the duration of the breeding season or until it is determined the young are independent. Pre-construction avian surveys are not required during the non-breeding season, as birds are expected to abandon their roosts if disturbed by construction, tree trimming or tree removal. This mitigation measure shall not apply to tree trimming or tree removal activities that occur during the non-breeding season (September 1 to January 31).					
<p>MM BIO-1b: High School. Prior to tree removal activities or building demolition, a qualified bat biologist (i.e., one who possess a Scientific Collection Permit and Memorandum of Understanding for bats with the CDFW) shall conduct the following surveys:</p> <ul style="list-style-type: none"> • No less than 180 prior to the anticipated date of tree removal or building demolition, day time surveys shall be conducted for all trees or buildings. The purpose of these surveys is to determine if bats are present. These studies shall be performed between either March 1 and April 15 or between August 1 and October 15. • No less than 30 days prior to the anticipated date of tree removal or building demolition, nighttime emergence surveys for roosting bats shall be performed. <p>If bats are present, the following procedures shall be implemented:</p> <ul style="list-style-type: none"> • Removal of night roosts shall occur only during daylight hours. Building demolition shall occur between June and mid-late October. If building demolition is scheduled to occur between October 15 and May 31, 4-foot by 8-foot sections (number of sections to be determined at time of surveys) of the roof must be removed by mid-October (prior to start of hibernacula use). 	Notes on construction plans; site inspection; submittal of documentation	Prior to tree removal activities or building demolition on the High School site	City of Morgan Hill		

Table 1 (cont.): Citywide Agriculture Preservation Program and Southeast Quadrant Land Use Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<ul style="list-style-type: none"> Removal of maternity roosts shall only occur after young are volant (i.e., able to fly, typically August 15) and before start of hibernacula use (October 15). Removal of known maternity roost habitat would be conducted as follows: passive eviction of bats by a qualified biologist if possible, and if not possible, removal of windows and doors or other appropriate portions of the structure, as determined by a qualified biologist, 7 to 10 days prior to building demolition. Demolition must occur during daylight hours. Snags or live trees shall only be removed during seasons when bats are active and young are volant (March 1 to April 15 and August 1 to October 15). 					
<p>SEQ Area (Program Level) MM BIO-6a: SEQ Area. Prior to issuance of a grading permit, applicants for future development and land use activities that occur within the SEQ Area shall submit an application to the City of Morgan Hill for coverage under the Santa Clara Valley HCP/NCCP. As part of the application process, the applicant shall provide all applicable HCP/NCCP fees. The terms and conditions of the approved application shall apply to each individual project.</p>	Approval of application; receipt of fees	Prior to issuance of a grading permit, applicants for future development and land use activities that occur within the SEQ Area	City of Morgan Hill		
<p>High School Site (Project Level) MM BIO-6b: High School Site. As required for each phase, prior to issuance of a grading permit, the High School applicant shall submit an application to the City of Morgan Hill for coverage under the Santa Clara Valley HCP/NCCP. As part of the application process, the applicant shall provide all applicable HCP/NCCP fees. The terms and conditions of the approved application shall apply to the High School project.</p>	Approval of application; receipt of fees	Prior to issuance of a grading permit for the High School	City of Morgan Hill		

Table 1 (cont.): Citywide Agriculture Preservation Program and Southeast Quadrant Land Use Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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5. Cultural Resources					
<p>MM CUL-1: High School Site. If potentially significant historic resources are encountered during subsurface excavation activities for the project area, all construction activities within a 50-foot radius of the resource shall cease until a qualified archaeologist determines whether the resource requires further study. The City shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of California Environmental Quality Act (CEQA) criteria by a qualified archaeologist. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. If the resource is determined to be significant under CEQA, the City and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan for the resource. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive written report and file it with the appropriate information center (California Historical Resources Information System), and provide for the permanent curation of the recovered materials. All recommendations of the qualified archaeologist shall be implemented fully as a part of the project.</p>	Notes on construction plans; site inspection; submittal of documentation	During construction activities for the High School	City of Morgan Hill		

Table 1 (cont.): Citywide Agriculture Preservation Program and Southeast Quadrant Land Use Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM CUL-2: High School Site. If potentially significant archaeological resources are encountered during subsurface excavation activities, all construction activities within a 50-foot radius of the resource shall cease until a qualified archaeologist determines whether the resource requires further study. The City shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate Department of Parks and Recreation forms and evaluated for significance in terms of California Environmental Quality Act (CEQA) criteria by a qualified archaeologist. Potentially significant archaeological resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features. If the resource is determined to be significant under CEQA, the City and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan for the resource. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive written report and file it with the appropriate information center (California Historical Resources Information System), and provide for the permanent curation of the recovered materials. All recommendations of the qualified archaeologist shall be implemented fully as a part of the project.</p>	Notes on construction plans; site inspection; submittal of documentation	During construction activities for the High School	City of Morgan Hill		
<p>MM CUL-3: High School Site. In the event that plant or animal fossils are discovered during subsurface excavation activities for the proposed project, all excavation within 50 feet of the fossil shall cease until a qualified paleontologist has determined the significance of the find and provides recommendations in accordance with Society of Vertebrate Paleontology standards.</p>	Notes on construction plans; site inspection; submittal of documentation	During construction activities for the High School	City of Morgan Hill		

Table 1 (cont.): Citywide Agriculture Preservation Program and Southeast Quadrant Land Use Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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The paleontologist shall notify the City of Morgan Hill to determine procedures to be followed before construction is allowed to resume at the location of the find. If the find is determined to be significant and the City determines that avoidance is not feasible, the paleontologist shall design and implement a data recovery plan consistent with the Society of Vertebrate Paleontology standards. The plan shall be submitted to the City for review and approval. Upon approval, the plan shall be incorporated into the project and fully followed and implemented.					
<p>MM CUL-4: High School Site. If previously unknown human remains are encountered during construction activities, Section 7050.5 of the California Health and Safety Code applies, and the following procedures shall be followed:</p> <ul style="list-style-type: none"> • In the event of an accidental discovery or recognition of any human remains, Public Resource Code Section 5097.98 must be followed. Once project-related ground disturbance begins and if there is accidental discovery of human remains, the following steps shall be taken: • There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the Santa Clara County Coroner’s Office is contacted to determine if the remains are Native American and if an investigation into cause of death is required. If the coroner determines the remains are Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the most likely descendant (MDL) of the deceased Native American. The MDL may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98. 	Notes on construction plans; site inspection; submittal of documentation	During construction activities for the High School	City of Morgan Hill		

Table 1 (cont.): Citywide Agriculture Preservation Program and Southeast Quadrant Land Use Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
6. Geology, Soils, and Seismicity					
MM GEO-1: High School Site. Prior to issuance of building permits, the project applicant shall submit a geotechnical and seismic hazards technical study prepared by a qualified geotechnical engineer to the City of Morgan Hill for review and approval. The report shall be prepared in accordance with the requirements of the Seismic Hazards Mapping Act and the latest version of the California Building Standards Code. The study shall identify necessary design measures to reduce potential seismic ground shaking impacts and unstable geologic conditions to acceptable levels. The project applicant shall incorporate the approved design measures into the project plans.	Approval of plans	Prior to issuance of building permits for the High School	City of Morgan Hill		
7. Hazards and Hazardous Materials					
MM HAZ-1a: High School Site. Prior to demolition activities of any structures located on the High School site, the project applicant shall retain a certified hazardous waste contractor to determine the location of all building materials or equipment that contains hazardous waste, including asbestos, lead-based paint, mercury, and PCBs. The contractor shall properly remove and dispose of these hazardous materials in accordance with state and federal law. All removal activities shall be completed prior to commencement of demolition activities. Following completion of removal activities, the applicant shall submit documentation to the City of Morgan Hill verifying that all hazardous materials were properly removed and disposed.	Submittal of documentation	Prior to demolition activities of any structures located on the High School site	City of Morgan Hill		
MM HAZ-1b: High School Site. Prior to grading activities, any onsite wells or septic systems shall be decommissioned or removed under permit and inspection with the Santa Clara Valley Water District for the wells and the Santa Clara County Department of Environmental Health for septic systems.	Notes on construction plans; submittal of documentation	Prior to grading activities for the High School	City of Morgan Hill		

**Table 1 (cont.): Citywide Agriculture Preservation Program and Southeast Quadrant Land Use Plan
Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>MM HAZ-1c: High School Site. Prior to issuance of grading or building permits (whichever comes first), the project applicant shall retain a qualified consultant to perform testing of soils on the parcels that comprise the High School site to determine whether residual concentrations of agricultural chemicals are present. Soils shall be laboratory tested for organochlorine pesticides in accordance with California Department of Toxic Substances Control (DTSC) guidelines. If the testing yields concentrations in excess of acceptable limits for schools, the project applicant shall retain a qualified contractor to perform soil remediation in accordance with DTSC guidelines. The soil remediation activities shall be completed prior to grading or building activities. The applicant shall submit documentation to the City of Morgan Hill demonstrating that soil testing was performed and any necessary remediation was completed as part of the grading or building permit application.</p>	Submittal of documentation	Prior to issuance of grading or building permits for the High School (whichever comes first)	City of Morgan Hill		
<p>8. Hydrology and Water Quality</p>					
<p>MM HYD-1a: High School Site. Prior to the issuance of grading permits for the proposed High School, the applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP), for each phase, to the City of Morgan Hill that identifies specific actions and Best Management Practices (BMPs) to prevent stormwater pollution during construction activities. The SWPPP shall identify a practical sequence for BMP implementation and maintenance, site restoration, contingency measures, responsible parties, and agency contacts. The SWPPP shall include but not be limited to the following elements:</p> <ul style="list-style-type: none"> • Temporary erosion control measures shall be employed for disturbed areas. • No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months. 	Notes on construction plans; approval of plan	Prior to the issuance of grading permits for the proposed High School	City of Morgan Hill		

Table 1 (cont.): Citywide Agriculture Preservation Program and Southeast Quadrant Land Use Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<ul style="list-style-type: none"> Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures. The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains. BMP performance and effectiveness shall be determined either by visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required by the RWQCB to determine adequacy of the measure. In the event of significant construction delays or delays in final landscape installation, native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the wet season. 					
<p>MM HYD-1b: High School Site. Prior to the issuance of building permits for the proposed project, the project applicant shall submit a stormwater management plan to the City of Morgan Hill for review and approval. The stormwater management plan shall identify pollution prevention measures and practices to prevent polluted runoff from leaving the project site and comply with Resolution No. R3-2013-0032 of the Municipal Regional Permit.</p> <p>Pursuant to Central Coast RWQCB requirements, the SWMP must include the retention of the 95th percentile rain event and infiltrate it onsite. The 95th percentile rainfall depth of 1.59 inches was calculated using the 46 years (nonconsecutive) of available daily rainfall data for the Morgan Hill 2 gauge, located less than a mile away from the project site. Assuming that the High School site will be approximately 50 percent impervious,</p>	Approval of plan	Prior to the issuance of building permits for the High School	City of Morgan Hill		

Table 1 (cont.): Citywide Agriculture Preservation Program and Southeast Quadrant Land Use Plan Mitigation Monitoring and Reporting Program

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<p>the resulting runoff coefficient is 0.34. This produces a 95th percentile 24-hour rainfall volume of 1.71 acre-feet for the 38-acre site. When multiplied by the 48-hour drawdown regression coefficient of 1.963, the total required volume to be accommodated and infiltrated onsite is 3.35 acre-feet. This shall be incorporated into the site plan. The site resides on permeable B-type soils, so infiltration should be feasible.</p> <p>LID Development Standards shall also be included in the SWMP including: site assessment measures, site design measures, delineation of discrete drainage management areas and undisturbed and natural landscaped areas.</p> <p>Examples of stormwater pollution prevention measures and practices to be contained in the plan include, but are not limited to:</p> <ul style="list-style-type: none"> • Strategically placed bioswales and landscaped areas that promote percolation of runoff • Pervious pavement • Roof drains that discharge to landscaped areas • Trash enclosures with screen walls • Stenciling on storm drains • Curb cuts in parking areas to allow runoff to enter landscaped areas • Regular sweeping of parking areas and cleaning of storm drainage facilities • Employee training to inform store personnel of stormwater pollution prevention measures <p>The project applicant shall also prepare and submit an Operations and Maintenance Agreement to the City identifying procedures and reporting to ensure that stormwater quality control measures work properly during operations.</p>					

Table 1 (cont.): Citywide Agriculture Preservation Program and Southeast Quadrant Land Use Plan Mitigation Monitoring and Reporting Program

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<p>MM HYD-4: SEQ Area. As part of any development application involving property that overlaps with a 100-year flood hazard area, the applicant(s) shall prepare and submit plans demonstrating that either (1) all structures are located outside a 100-year flood hazard area; or (2) structures within a 100-year flood hazard area would be elevated a minimum of 1 foot above the 100-year flood elevation provided a hydraulic analysis demonstrates that the development of the site will not adversely impact the existing 100-year floodplain by increasing 1 percent water surface elevation or increase the lateral extent of the floodplain pursuant to City of Morgan Hill, Santa Clara Valley Water District, and Federal Emergency Management Agency requirements. The City of Morgan Hill shall review and approve the plans prior to issuance of building permits.</p>	Approval of plan	As part of any development application involving property that overlaps with a 100-year flood hazard area within the SEQ Area	City of Morgan Hill		
<p>10. Noise</p>					
<p>MM NOI-1a: SEQ Area. As part of the Conditional Use Permit or Design Permit Application (whichever comes first), the City of Morgan Hill shall require applicants proposing to develop new uses within the SEQ Area to submit a noise impact analysis that analyzes each project’s potential onsite stationary and other noise sources noise impacts to nearby sensitive receptors at the time of entitlement for each project. The noise impact analysis shall demonstrate through the incorporation of mitigation, if required, that the proposed onsite stationary and other noise sources would not exceed the City’s noise standards. All mitigations identified in the noise impact analysis shall be incorporated into the permit as conditions of the project.</p>	Approval of plan	As part of the Conditional Use Permit or Design Permit Application within the SEQ Area (whichever comes first)	City of Morgan Hill		

Table 1 (cont.): Citywide Agriculture Preservation Program and Southeast Quadrant Land Use Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>MM NOI-1b: SEQ Area. Prior to consideration of approval of any urban development within the SEQ Area, the City of Morgan Hill shall evaluate (1) reducing the speed limits, (2) implementing truck restrictions, (3) providing traffic calming measures such as center medians or narrowing the lane widths, or (4) installing sound walls or landscaped berms along the roadway segments of:</p> <p>(A) Tennant Avenue west of Condit Road; (B) Tennant Avenue east of Murphy Avenue; (C) Murphy Avenue south of Tennant Avenue.</p>	Approval of plan	Prior to consideration of approval of any urban development within the SEQ Area	City of Morgan Hill		
<p>12. Public Services and Recreation</p>					
<p>MM PSR-2: High School Site. As part of the Development Permit application, the High School administration shall submit, for each phase, a security plan to the City of Morgan Hill for review and approval. The security plan shall identify measures and procedures including but not limited to (1) provision of onsite security personnel during school hours and major events during non-school hours (athletic events, dances, weddings, etc.); (2) provision of security lighting in and around buildings, public gathering spaces, and parking areas; and (3) perimeter protection measures such as fencing, landscaping, or other measures to deter entry/exit except at designated access points. The Morgan Hill Police Department shall be consulted during the review process. The approved plan shall be implemented no later than the first day of class.</p>	Approval of plan	As part of the review process for the Development Permit application for the High School	City of Morgan Hill		

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13. Transportation					
MM TRANS-2: SEQ Area. Prior to issuance of building permits for future land use development proposals within the SEQ Area, the project applicant shall pay all transportation-related traffic impact fees to the City of Morgan Hill.	Receipt of fees	Prior to issuance of building permits for future land use development proposals within the SEQ Area	City of Morgan Hill		
MM TRANS-3: High School Site. Prior to opening of the High School, and each subsequent phase, the project applicant shall submit a Transportation Demand Management (TDM) Program to the City of Morgan Hill for review and approval. The TDM program shall be prepared by a qualified transportation consultant/engineer and identify TDM measures for the proposed High School. The TDM program shall contain the following provisions: <ul style="list-style-type: none"> • The TDM program shall establish a goal of reducing AM peak-hour and PM peak-hour trips associated with student, faculty, and staff travel by a minimum of 10 percent. • The TDM program shall be reviewed annually by the High School Administration (or more frequently if needed) to determine that it reflects the needs and priorities of students, faculty, and staff. Changes shall be made on an as needed basis in order to ensure that the TDM program can readily attain the 10-percent reduction goal. • The TDM program may include but not be limited to the following measures: <ul style="list-style-type: none"> - School-sponsored vanpooling or carpooling, which may also involve provision of vehicles, staffed-ride matching services, and guaranteed ride home programs to increase participation. 	Approval of TDM program; site inspection	Prior to opening of the High School	City of Morgan Hill		

Table 1 (cont.): Citywide Agriculture Preservation Program and Southeast Quadrant Land Use Plan Mitigation Monitoring and Reporting Program

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				Date	Initial
<ul style="list-style-type: none"> - Incentives for non-single-occupant vehicle commute trips (carpooling, vanpooling, transit, bicycling, walking, etc.) - End of trip facilities such as lockers, showers, or bicycle storage facilities. - Provision of kiosks that provide information about the TDM program. 					
<p>MM TRANS-4: High School Site. As part of the Conditional Use Permit or Design Permit application (whichever comes first), for each phase, the project applicant shall retain a qualified transportation engineer to prepare an onsite circulation plan in accordance with City of Morgan Hill standards or industry guidance (whichever is appropriate). The plan shall be submitted to the City of Morgan Hill for review and approval. The approved plan shall be incorporated into the proposed project.</p>	Approval of plan	As part of the Conditional Use Permit or Design Permit application review process (whichever comes first) for the High School	City of Morgan Hill		
<p>MM TRANS-6a: High School Site. As part of the Conditional Use Permit or Design Permit application (whichever comes first), the project applicant shall prepare plans depicting a bus stop suitable for use by Santa Clara Valley Transportation Authority along one of the High School’s street frontages. The approved plans shall be incorporated into the proposed project.</p>	Approval of plan	As part of the Conditional Use Permit or Design Permit application review process (whichever comes first) for the High School	City of Morgan Hill		
<p>MM TRANS-6b: High School Site. As part of the Conditional Use Permit or Design Permit application (whichever comes first), for each phase, the project applicant shall prepare plans depicting sidewalks along all street frontages. The sidewalks shall be connected to internal pedestrian facilities within the High School campus. The approved plans shall be incorporated into the project.</p>	Approval of plan	As part of the Conditional Use Permit or Design Permit application review process (whichever comes first) for the High School	City of Morgan Hill		

Table 1 (cont.): Citywide Agriculture Preservation Program and Southeast Quadrant Land Use Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
14. Utility Systems					
MM US-3a: SEQ Area. As part of the development review process, the City of Morgan Hill shall verify that all future urban development proposals within the Southeast Quadrant Area employ onsite or offsite retention for stormwater management. Offsite retention consists of larger facilities that serve multiple properties. Connection to the City’s municipal storm drainage system shall be pursued only if retention would not be feasible. Note that runoff within the public right-of-way (e.g., roadways) may be discharged to the City’s municipal storm drainage system.	Approval of plan	As part of the development review process for SEQ Area applications	City of Morgan Hill		
MM US-3b: High School Site. As part of the Development Permit application, the project applicant shall retain a qualified engineer to prepare and submit a Drainage Plan to the City of Morgan Hill for review and approval depicting onsite storm drainage facilities. The Drainage Plan shall employ onsite or offsite retention as the method of stormwater management. Offsite retention consists of larger facilities that serve multiple properties. The approved Drainage Plan shall be incorporated into the project and fully implemented and maintained. Connection to the City’s municipal storm drainage system only be pursued only if retention would not be feasible. Note that runoff within the public right-of-way (e.g., Tennant Avenue, Murphy Avenue, and Barrett Avenue) may be discharged to the City’s municipal storm drainage system.	Approval of plan	As part of review of the Development Permit application for the High School	City of Morgan Hill		

Table 1 (cont.): Citywide Agriculture Preservation Program and Southeast Quadrant Land Use Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM US-4a: High School Site. Prior to issuance of building permits for the High School, the project applicant shall retain a qualified contractor to perform construction debris recycling. The applicant shall establish an objective of diverting a minimum of 50 percent of construction debris from the waste stream. The project applicant shall provide documentation to the satisfaction of the City of Morgan Hill demonstrating that construction and demolition debris was recycled.</p>	Submittal of documentation	Prior to issuance of building permits for the High School	City of Morgan Hill		
<p>MM US-4b: High School Site. Prior to opening day, the project applicant shall install onsite facilities necessary to collect and store recyclable materials. Recyclable collection facilities shall be located in public spaces and clearly identify accepted materials.</p>	Site inspection	Prior to opening day of the High School	City of Morgan Hill		