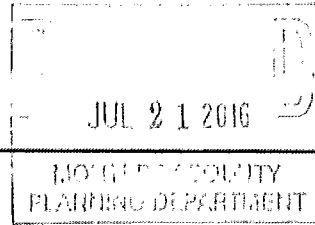


Exhibit H

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**(DRAFT) MITIGATION MONITORING AND
REPORTING PROGRAM**

FOR THE

"SOUTH END" ANNEXATION PROJECT

SCH #2005121035

CITY OF GREENFIELD
Planning & Building Inspection Department
599 El Camino Real
Greenfield, CA 93927

Prepared by:

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INTERNATIONAL

July 2016

MITIGATION MONITORING AND REPORTING PROGRAM

PROGRAM CONTENTS

This mitigation monitoring and reporting program includes a brief discussion of the legal basis and purpose of the mitigation monitoring and reporting program, a key to understanding the monitoring matrix, and the mitigation monitoring and reporting matrix itself.

LEGAL BASIS AND PURPOSE OF THE MITIGATION MONITORING PROGRAM

Public Resource Code (PRC) 21081.6 requires public agencies to adopt mitigation monitoring or reporting programs whenever certifying an environmental impact report or mitigated negative declaration. This requirement facilitates implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process.

The Governor's Office of Planning and Research advisory publication, Tracking CEQA Mitigation Measures, provides local governments basic information and practical advice concerning compliance with mitigation monitoring and reporting programs. Correspondingly, this document incorporates the suggestions contained within the advisory publication and from research on similar monitoring programs.

MONITORING MATRIX

The following pages provide a series of tables identifying the mitigation measures proposed specifically for the proposed project. These mitigation measures are derived from the certified South End Sphere of Influence Amendment Project Final Environmental Impact Report (2006), as modified by the South End Annexation Supplemental EIR (June 2016). The columns within the tables have the following meanings:

Mitigation Measure: Provides the text of the Mitigation Measure identified in the Environmental Impact Report(s).

Responsible Party: References the person, party or agency (usually the applicant) responsible for implementation of the required measure.

MITIGATION MONITORING AND REPORTING PROGRAM

- Monitoring/Reporting By:** Identifies whom the monitoring, verification and/or reporting will be completed by. This is usually one or more departments within the City of Greenfield, but may include other responsible agencies.
- Timing/Frequency:** Identifies at what point in time during review process, permit process, or phase of the project the measure will be completed.
- Final Clearance Date:** These columns will be initialed and dated by the individual designated to verify adherence to project specific mitigation.
- Comments:** This column is reserved for any additional explanation or notes made during compliance monitoring, if necessary.

The Mitigation Measures in the matrix represent the final version of the measures to be considered by the City Council.

NONCOMPLIANCE

Any person or agency may file a complaint asserting noncompliance with the mitigation measures associated with the project. The complaint shall be directed to the City of Greenfield in written form providing specific information on the asserted violation. The City of Greenfield shall initiate an investigation and determine the validity of the complaint; if noncompliance with a mitigation measure has occurred, the City shall initiate appropriate actions to remedy any violation. The complainant shall receive written confirmation indicating the results of the investigation or the final action corresponding to the particular noncompliance issue.

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Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
AESTHETICS AND VISUAL RESOURCES						
MM 3.1-3	Prior to approval of final maps for each phase of development, the project applicant shall prepare and submit to the City detailed exterior lighting plans that indicates the location and type of lighting that will be used. Exterior lighting shall specify type and maker, and demonstrate a non-intrusive quality (incorporate baffles and lens cut-offs to direct lighting downward lighting) while still providing an adequate amount of light for safety and/or security. Each applicant shall not position night lighting to illuminate areas beyond the site boundaries, but shall place lights or install shielded lights to illuminate only the area of concern.	Applicant	City of Greenfield Community Services Department	Prior to approval of final maps		
MM 3.1-4a	Landscape plans shall be submitted for all specific development proposals within the project site and shall indicate landscape details such as planting plans, plant palettes, and landscape features. Landscape plans shall be prepared by a licensed landscape architect, and shall include design themes and concepts consistent with the goals of the Gateway Overlay designation. The landscape criteria shall be reviewed and approved by the City and incorporated into the final subdivision map(s) and future site plans for the project.	Applicant	City of Greenfield Community Services Department	In conjunction with specific development proposals or applications		
MM 3.1-4b	Utility lines shall be placed underground as required by City policy to minimize the visual impacts of man-made elements at the project site. The City Engineer shall review and approve the applicant's utility improvement plans.	Construction Contractor	City of Greenfield Community Services Department	During construction		

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Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
MM 3.1-4c	As a component of individual applications for development projects within the annexation area, applicants will submit detailed project design information to allow the City to make a determination of consistency with the Gateway Overlay designation. Such information shall contain detailed site plans, information regarding the project's proposed visual amenities, setbacks, signage and monumentation, additional landscape detail, proposed architectural schemes, architectural elevations, and visual simulations from Highway 101.	Applicant	City of Greenfield Community Services Department	At Application		
AGRICULTURAL RESOURCES						
MM 3.2-2a	The project applicant shall demonstrate adequate land use separation on all site plans and applications for subdivision, consistent with the provisions of the MOA. Residential subdivisions shall demonstrate a 100-foot minimum land use buffer between the edge of all active agricultural fields or vineyards and either the rear property lines of lots or the front façade of residential structures. Distances comprising the buffer may include roadway rights of way, easements, landscaping, and other uninhabited uses, and may be reduced if it can be demonstrated that a narrower distance will provide effective separation. Ultimate design and consideration of setbacks will be subject to review and approval by the City of Greenfield, pursuant to the City's Interim Agricultural Buffer Program, as well as Monterey County LAFCO, during the formal annexation review process.	Applicant	City of Greenfield Community Services Department County of Monterey (for 51.6 acre minor subdivision)	At application submittal for individual subdivisions or development proposals		
MM 3.2-2b	Consistent with notification required by Monterey County as a component of the Right-to-Farm Ordinance, the applicant shall record a Right-to-Farm notification statement to run with	Applicant	City of Greenfield Community Services Department	Recorded with Final Maps		

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Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
MM 3.2-2b (cont.)	the title as disclosure and notice in deeds at the time of transfer or sale of all properties within 2,000 feet of agricultural land, agricultural operations or agricultural processing facilities or operations. The statement shall inform any future property owners of the continuation of agricultural activities in the area and shall disclose the potential effects of agricultural activities on adjacent land uses to future project residents.					
MM 3.2-3	Prior to LAFCO's recordation of a Certificate of Completion for the annexation of the Francioni property (APN 221-011-017), and prior to approval of any development rights or permits on the property issued by the City, the project applicant shall demonstrate that the Williamson Act Easement Exchange Program (WAEPP) has been successfully completed and that the permanent agricultural conservation easements have been established or are imminent to the satisfaction of the California Department of Conservation, County of Monterey, and the Monterey County Ag Land Trust (formerly the Monterey County Agricultural and Historical Land Conservancy). The applicant shall comply with the requirements set forth in the Department of Conservation's Williamson Act Easement Exchange Program and provide adequate evidence, as determined by the City Planning Director, that the requirements have been met.	Applicant	City of Greenfield Community Services Department (confirmation) County of Monterey, LAFCO, Ag Land Trust, California DOC (to verify as complete)	Prior to LAFCO's recordation of a Certificate of Completion for the annexation and prior to approval of any development rights or permits on the property issued by the City		
	Additional acreage to be converted within the project including the Scheid lands (approximately 138 acres) shall establish similar permanent agricultural conservation easements on a minimum 1:1 ratio of farmland converted, consistent with the MOA. Prior to annexation of Scheid					

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Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
MM 3.2-4	<p>properties, the Scheid applicants shall demonstrate to the City and LAFCO that conservation easement contracts are in place on their 230 acres of proposed mitigation land.</p> <p>The project applicant(s) will contribute and participate toward any agriculture mitigation fee or similar mitigation program as adopted and recognized by the City of Greenfield in place at the time that building permits are pulled.</p>	Applicant	City of Greenfield Community Services Department	At the time that building permits are pulled		
AIR QUALITY						
MM 3.3-1	<p>Best-available control measures (BACM) shall be required during site preparation and construction of proposed land uses. When tentative subdivision maps are submitted and prior to approval of building permits, a construction emissions reduction plan (CERP) shall be prepared, for review by the MBUAPCD, to reduce construction-generated fugitive and mobile-source emissions. The MBUAPCD shall be consulted to determine BACM to be implemented to minimize impacts to nearby sensitive receptors. Measures to be included in the CERP prepared for this project, as currently recommended by the MBUAPCD, include but are not limited to the following:</p> <p>Fugitive Dust</p> <ol style="list-style-type: none"> Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil and wind exposure; Prohibit all grading activities during periods of high wind (over 15 mph); Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that 	Applicant / Contractor	City of Greenfield Community Services Department	During Construction		

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Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
<p style="text-align: center;">MM 3.3-1 (cont.)</p> <p>d. are unused for at least four consecutive days); Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed areas;</p> <p>e. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.</p> <p>f. Replant vegetation in disturbed areas as quickly as possible.</p> <p>g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles, such as dirt, sand, etc.</p> <p>h. Sweep daily, with water sweepers, all paved access roads, parking areas and staging areas at construction sites.</p> <p>i. Sweep streets daily, with water sweepers, if visible soil materials are carried onto adjacent public streets.</p> <p>j. Limit traffic speeds on unpaved roads to 15 mph.</p> <p>k. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</p> <p>l. Limit areas of active disturbance to no more than 2.2 acres per day for initial site preparation activities that involve extensive earth-moving activities (grubbing, excavation, rough grading), or 8.1 acres per day for activities that involve minimal earth moving (e.g., finish grading).</p> <p>Mobile / Stationary Source Emissions</p> <p>m. Diesel equipment used onsite should be year 2003, or newer, equipped with emission control technology (e.g., diesel-oxidation catalyst), or use alternative fuels (e.g., biodiesel) that sufficiently reduces diesel-exhaust</p>						

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Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
<p>MM 3.3-1 (cont.)</p>	<p>emissions at nearby receptors to within acceptable levels, as defined by the MBUAPCD. For equipment retrofitted to operate with diesel exhaust emissions control technology, the CERP shall include verification of installation or presence of these devices for review by the MBUAPCD.</p> <p>n. To the extent feasible, construction equipment shall not be left idling</p> <p>o. Limit the pieces of equipment used at any given time</p> <p>p. Minimize the use of diesel-powered equipment (i.e., wheeled tractor, wheeled dozer)</p> <p>q. Limit hours of operation for heavy-duty equipment</p> <p>r. Undertake project during non-ozone season</p> <p>s. Stationary equipment shall be placed at the furthest feasible distance from nearby residences</p> <p>Post a publicly visible sign which specifies the telephone number and person to contact regarding emissions-related complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (Nuisance).</p>					
<p>MM 3.3-3</p>	<p>The project applicant shall implement MBUAPCD-recommended mitigation measures to the extent practical. Prior to approval of building permits, the MBUAPCD shall be consulted to determine applicable measures to be implemented to reduce long-term operational emissions associated with proposed land uses. The City of Greenfield will review proposed tentative maps and improvement plans to identify emission reduction measures incorporated into the project. City Staff may recommend additional measures</p>	<p>Applicant / Contractor</p>	<p>City of Greenfield Community Services Department Monterey Bay Unified Air Pollution Control District</p>	<p>Demonstrate on tentative maps</p>		

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Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
<p style="text-align: center;">MM 3.3-3 (cont.)</p>	<p>as practical and feasible. Measures currently recommended by the MBUAPCD include the following Commercial and Industrial Uses:</p> <p><u>Highway Commercial and Industrial Uses:</u></p> <ol style="list-style-type: none"> a. Provide preferential carpool/vanpool parking spaces b. Implement a parking surcharge for single occupant vehicles c. Provide facilities that encourage the use of alternative transportation sources (e.g., public transportation, bicycle and pedestrian access), such as transit bus pullouts shelters, and onsite showers, lockers and bicycle storage/parking. d. Provide onsite child care centers e. Develop park-and-ride lots f. Employ a transportation/rideshare coordinator g. Implement a rideshare program h. Provide incentives to employees to rideshare or to take public transportation i. Implement compressed work schedules j. Implement a telecommuting program <p><u>Residential Uses:</u></p> <ol style="list-style-type: none"> k. Use EPA-certified or gas-fired fireplaces l. Provide pedestrian sidewalks and bicycle paths that link to adjacent land uses and external networks m. Incorporate energy-efficient appliances into residential uses <p><u>All Uses:</u></p> <ol style="list-style-type: none"> n. Orient buildings to minimize heating and cooling needs o. Provide shade trees to reduce cooling needs 					

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Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
	<p>p. Include energy-efficient lighting systems</p> <p>q. Include solar water heaters or centralized water heating systems</p> <p>Increase insulation beyond Title 24 requirements to minimize heating and cooling needs.</p>					
BIOLOGICAL RESOURCES						
MM 3.4-1	<p>If proposed grading, site preparation, or construction activities are planned to occur during the nesting seasons for local avian species (typically March 1st through August 31st), the project applicant shall, prior to issuance of grading or building permits, retain a qualified biologist approved by the City of Greenfield to conduct a focused survey for active nests of raptors and migratory birds within and no less than 100-foot outside project boundaries, where possible, of the construction area, no more than 30 days prior to ground disturbance. If an active nest is located during preconstruction surveys, USFWS and/or DFG (as appropriate) shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted, as necessary, to avoid disturbance of the nest until it is abandoned or the biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 100-feet around the nest) or alteration of the construction schedule. No action is necessary if construction occurs during the nonbreeding season (generally September 1st through February 28th).</p>	Applicant / Qualified Biologist	City of Greenfield Community Services Department	Prior to issuance of grading permits, and no more than 30 days to earthwork		
MM 3.4-1 (cont.)						
MM 3.4-2	During construction activities the project applicant shall use	Applicant/	City of	During		

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Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
MM 3.4-2 (cont.)	<p>'best management practices' to ensure no incidental take of San Joaquin kit fox occurs during construction or from project-related activity onsite. The recommended measures (as outlined in the USFWS Standardized Recommendations for Protection of the San Joaquin Kit Fox Prior to or During Ground Disturbance [June 1999]) include:</p> <ul style="list-style-type: none"> a. Restrict project-related vehicle traffic to established roads or other designated areas onsite. Vehicles should observe a 20-mile per hour speed limit in all project areas (except on paved pre-existing roads with an established speed limit). Off-road traffic outside of the designated project areas should be prohibited; b. To the extent possible, night-time construction should be minimized; c. All excavated, steep-walled holes or trenches more than two feet deep shall be covered at the close of each working day by plywood or similar materials or provided with one or more escape ramps constructed of earth fill or wooden planks. Before such holes or trenches are filled, each shall be thoroughly inspected for trapped animals that should be allowed to escape before proceeding; d. All construction pipes, culverts, or similar structures with a diameter of 4-inches or greater that are stored open onsite for one or more nights shall be thoroughly inspected for animals before the pipe is subsequently buried, capped, or otherwise used or moved in any way; e. All food-related trash items, such as wrappers, cans, bottles, and food scraps, shall be disposed of in closed 	contractor	Greenfield Community Services Department	construction activities		

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Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
	<p>containers and removed at least once a week from the project site;</p> <p>f. No firearms shall be allowed on the project site</p> <p>g. No pets (i.e., dogs, cats, etc.) shall be permitted on-site;</p> <p>h. Use of rodenticides and herbicides in project areas shall be prohibited. If rodent control must be conducted, zinc phosphide is preferred because of a proven (and recognized by the USFWS) lower risk to kit fox.</p> <p>Furthermore, the applicant shall retain a qualified biologist to present the importance of following best management practices to reduce impacts to possible fox (as well as other sensitive species) during project implementation. A fact sheet conveying this information shall be prepared by the biologist and distributed to any personnel who may enter the project site. Should a kit fox be found onsite, the biologist shall be notified immediately in order to outline additional avoidance measures that should be implemented as well as consult with regulatory agencies.</p>					
CULTURAL RESOURCES						
MM 3.5-1a	Should any previously undisturbed cultural, historic or archaeological resources be uncovered in the course of site preparation, clearing or grading activities, all operations within 150 feet of the find shall be halted until such time as a qualified professional archaeologist can be consulted to evaluate the find and recommend appropriate action. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.	Applicant / Qualified Archaeologist	City of Greenfield Planning & Building Inspection Department	During construction activities		
MM 3.5-1a (cont.)						

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Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
MM 3.5-1b	<p>In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of Monterey County has determined whether the remains are subject to the coroner's authority. This is in accordance with Section 7050.5 of the California Health and Safety Code. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of identification. Pursuant to Section 5097.98 of the Public Resource Code, the Native American Heritage Commission will identify a "Native American Most Likely Descendant" to inspect the site and provide recommendations for the proper treatment of the remains and any associated grave goods.</p>	Applicant/ Contractor	City of Greenfield Community Services Department	During grading and excavation activities		
MM 3.5-2	<p>As a condition of project approval if any paleontological resources (fossils) are discovered during ground disturbing construction activities, all work in the immediate vicinity must stop and the City of Greenfield shall be immediately notified. A qualified paleontologist shall be retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered paleontological resources.</p>	Applicant/ Contractor	City of Greenfield Community Services Department	During grading and excavation activities		

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Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
GEOLOGY, GEOLOGICAL HAZARDS						
MM 3.6-1a	<p>All future development within the APN 221-011-017 shall comply with the recommendations identified in the Geotechnical Report prepared by Twining Laboratories, October 2005, or as required by any subsequent geotechnical report. These recommendations include, but are limited to, the following:</p> <ol style="list-style-type: none"> 1. All buildings footings should have a minimum depth of 18 inches (24 for a two story building) below rough pad grade or adjacent exterior grade, whichever is lower. 2. Additional borings should be performed and data regarding the proposed structural loads should be provided in buildings at the proposed site. Additional design level geotechnical site investigations are necessary to prepare design level recommendations and to meet individual tenant requirements for geotechnical investigations. <p>All final engineering and improvement plans shall be prepared in accordance with City of Greenfield standards and shall be submitted to the City Engineer and Public Works Director for approval.</p>	Applicant	<p>City of Greenfield Community Services Department (plan review)</p> <p>City Engineer/Public Works Director (plan review/adequacy)</p>	Demonstrate on final improvement plans		
MM 3.6-1b	<p>As part of any subsequent application for development of APNs 221-011-071, 018 and 221-011-068, the Applicant shall submit a Geotechnical Report prepared by a qualified professional for review and approval by the City of Greenfield. The geotechnical report shall include comprehensive geologic, seismic, and/or soils and</p>	Applicant	City of Greenfield Community Services Department	Report submittal with specific development /permit applications		

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Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
	engineering evaluations. Recommendations of the report and specific construction performance criteria shall be incorporated into the final building plans, subject to review and approval by the Greenfield Building and Planning Department.			Report performance criteria to be shown on final maps		
MM 3.6-5	The project applicant shall obtain laboratory testing to determine what corrosion-resistant materials are needed for project construction. The applicant shall submit evidence of compliance to the City of Greenfield prior to issuance of building permits.	Applicant	City of Greenfield Planning & Building Inspection Department	Prior to the issuance of building permits		
HAZARDS / RISK OF UPSET						
MM 3.7-2	As part of the application submittal for subsequent site development plans within the project area, each project applicant shall have a qualified engineer conduct a Phase II Soil Investigation. (For parcels 221-011-071 and -018, both a Phase I and Phase II will be required). The Phase II ESA shall assess whether soils on the project site were contaminated by storage or use of hazardous chemicals including pesticides. The Phase II study shall also ensure that the oil well on APN 221-011-017 was capped and abandoned consistent with current Federal, State and local requirements. To the extent that soil contamination is detected during the Phase II Investigation, the applicant shall develop a remediation program in consultation with the California Department of Toxic Substances Control to address any identified contamination hazard, if present. The approved remediation program shall be prepared and submitted prior to approval	Applicant	City of Community Services Department	In conjunction with application submittal		

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Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
MM 3.7-3	<p>of final maps. The applicant shall demonstrate compliance with the recommendations and remedial measures as part of final improvement plans.</p> <p>During the project review and analysis process for subsequent site-specific applications, the applicant shall provide evidence that all contaminants and contaminant sources have been addressed in a manner that removes the health hazards from the site in accordance with applicable regulations. Specifically, the applicant shall demonstrate that all issues identified through Phase I and Phase II ESAs have been addressed through implementation of the environmental expert's recommendations. Specific measures shall include, but not be limited to the following:</p>	Applicant	City of Greenfield Community Services Department	Phase I and Phase II reports: with application; Proof of remediation: prior to building permits		
MM 3.7-3 (cont.)	<p>a. All on-site water wells shall be properly abandoned according to the regulations of the California Department of Water Resources.</p> <p>b. Any subsurface pipelines encountered during site preparation or construction shall be examined by a qualified professional for the possible presence of asbestos. If the subsurface pipelines contain asbestos, the applicant shall have them removed, transported and disposed of in accordance with the local, county and state regulations.</p> <p>c. Prior to the issuance of a demolition permit and/or conducting any repair, renovation, or demolition work on any on-site structures, the project applicant shall have a qualified professional conduct an asbestos survey and implement the recommendations of that survey.</p>					

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Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
<p>MM 3.7-3 (cont.)</p>	<p>d. Any existing septic tank found on the project site shall be abandoned in accordance with California Department of Water Resources guidelines and the County of Monterey requirements.</p> <p>e. During excavation or throughout any part of the development process the project applicants shall remove and dispose of any additional hazardous materials and/or petroleum products in accordance with local, state and federal guidelines.</p> <p>f. All areas with stains, leakage or noticeable odors shall be analyzed for subsurface contamination by a qualified professional in accordance with MM 3.7-2.</p> <p>g. The project applicant for development on APN 221-011-068, shall remove and dispose of the tank labeled "sulfuric acid" and its contents located on the western portion of parcel. The tank shall be removed and disposed of in accordance with local, state and federal regulations. If there is any evidence of leakage or staining around the tank the applicant should have the area analyzed for contamination by a qualified professional consistent with MM 3.7-2.</p> <p>Prior to the reuse of property containing the 32 soil piles found on APN 221-011-017, the project applicant shall have the piles sampled for constituents of concern during the Phase II ESA required by MM3.7-2. If the soil piles are not to be used in the future development of the project site they should be removed in accordance with local, state and federal guidelines.</p>					

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MM 3.7-4a	As part of subsequent project application submittals, specific industrial and highway commercial users and/or tenants shall be identified. As specific industrial and highway commercial users are proposed and become known, the environmental review conducted for use permits and other entitlements shall address the location and potential impact of such use upon surrounding land uses. Heavy industry and highway commercial projects that pose a potential risk to surrounding land uses shall be located through site planning to minimize land use conflicts.	Applicant	City of Greenfield Community Services Department	Prior to issuance of use permits		
MM 3.7-4b	Handling and/or storage of hazardous materials associated with future uses shall take place in accordance with the requirements of the Monterey County Health Department Environmental Health Division and the California Department of Toxic Substances Control.	Commercial and Industrial Tenants	City of Greenfield Community Services Department (verification) Monterey County Health Department, Environmental Health Division (advisory) California Department of Toxic Substances Control (advisory)	On going		
MM 3.7-4b (cont.)						
DRAINAGE AND WATER QUALITY						
MM 3.8-1a	At the time of submittal of subsequent applications to develop the subject properties, the applicant shall provide a detailed drainage concept plan that adequately accommodates increased runoff. On the west side of the	Applicant	City Engineer	In conjunction with submittal of subsequent applications		

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	<p>highway, basin plans shall be designed handle residential runoff and to avoid adding runoff to State drainage facilities at Highway 101. The City recommends that basin location be placed at the eastern end of the parcel to take advantage of existing slope, and to provide additional separation between residential uses, the Highway and El Camino Real.</p> <p>The project applicant for any proposed development located on the east side of Highway 101 shall also provide a detailed drainage concept plan which addresses runoff from the proposed highway commercial and industrial uses. The drainage concept plans for all areas shall be designed to contain 100-year storm events on-site and shall include: detailed hydrologic modeling that considers land use, existing facilities, soil, and topographic data; erosion control and best management practices, descriptions of proposed flood control facilities; compliance with waste discharge requirements; phasing and implementation; identification of the entity that is responsible for facility design and construction, Clean Water Program compliance, and facility maintenance. The detailed drainage concept plans shall be consistent with all current local and State requirements, and subject to review and approval by the Public Works Director and City Engineer.</p>					
MM 3.8-1b	Where possible the retention basin should be developed to provide additional recreation benefits for the City; as such, retention basins over five acres in size shall be designed for multiple uses such as parks and playing fields when not used	Applicant	City Engineer / Public Works Department	In conjunction with tentative map submittals		

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Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
	for holding water. All tentative maps and drainage improvements shall be subject to approval by the City Engineer and Public Works Director.					
MM 3.8-1c	In accordance with current State regulations, all future development resulting in grading or excavation, which disturbs five acres or more, shall require coverage under the NPDES General Permit. The discharger shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) and shall otherwise comply with all standards and regulations as required by the State Water Resources Control Board.	Applicant	City Engineer	In conjunction with final map submittals		
MM 3.8-3	All drainage and erosion control plans submitted in compliance with MM 3.8-1a through 3.8-1c shall incorporate temporary measures effective from October 1 through March 31 that ensure eroded or exposed soils are maintained on-site during construction.	Applicant	City Engineer	In conjunction with final map submittals		
LAND USE AND PLANNING						
MM 3.9-3	The application for annexation of the Scheid West parcel shall also include annexation of the "NH3 Service Company" parcel.	Applicant	City of Greenfield Community Services Department	In conjunction with application submittal		
NOISE						

MITIGATION MONITORING AND REPORTING PROGRAM

<p>MM 3.10-1a</p>	<p>To reduce the effects of construction noise, the applicant shall require construction contractors to:</p> <ol style="list-style-type: none"> 1. Limit high noise-producing activities to the least noise-sensitive times of day and week (e.g., 7:00 am to 6:00 pm, Monday through Friday); 2. Locate construction equipment and equipment staging areas at the furthest distance possible from nearby noise sensitive land uses; 3. Properly maintain construction equipment, equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation; and 4. When not in use, motorized construction equipment shall not be left idling. 	<p>Applicant / Contractor</p>	<p>City of Greenfield Community Services Department /Project Applicant(s)</p>	<p>During construction activities</p>
<p>MM 3.10-1b</p>	<p>During construction activities on APN 221-011-068, located west of Highway 101, the project applicant shall have construction contractors place temporary acoustic barriers (vinyl noise curtains or walls) along the northern boundary sufficient to shield nearby classrooms from noise-generating construction activities.</p>	<p>Applicant / Contractor</p>	<p>City of Greenfield Community Services Department</p>	<p>During construction activities</p>
<p>MM 3.10-2</p>	<p>Prior to approval of subsequent development applications, the project applicant shall have site specific acoustical analyses conducted to determine predicted noise impacts attributable specifically to the proposed project, taking into account site-specific conditions (e.g., site design, location of structures, specific use, building characteristics). The acoustical analysis shall evaluate stationary and mobile source noise attributable to the proposed uses, exposure of noise-sensitive land uses to existing noise sources, and</p>	<p>Applicant</p>	<p>City of Greenfield Community Services Department</p>	<p>Prior to the approval of subsequent development applications</p>

MITIGATION MONITORING AND REPORTING PROGRAM

<p>MM 3.10-2 (cont.)</p>	<p>quantify project-related impacts to nearby noise-sensitive land uses, in comparison to adopted City of Greenfield noise standards. Mitigation measures shall be identified to reduce project-related noise impacts at noise-sensitive receptors. Suggested mitigation measures include, but are not limited to, the following:</p> <ul style="list-style-type: none"> a. Use of increased noise-attenuation measures in building construction (e.g., dual-pane, sound-rated windows; mechanical air systems; exterior wall insulation, etc.); b. Locating mechanical equipment (e.g., air conditioning and ventilation systems, pump stations, etc.) within rear-yard areas and/or provide shielding from nearby existing and proposed noise-sensitive land uses; c. Limit noise-generating operational activities associated with the proposed commercial land uses, including truck deliveries and the loading and unloading of materials to daytime hours; d. Include noise-reduction features (e.g., sound walls, truck-to-dock seals, increased setback distances/shielding) in the design of loading docks at commercial land uses; e. Construction of sound walls between noise-generating land uses and neighboring residential development. f. Limit landscape maintenance activities to the least noise-sensitive daytime hours (e.g., 7 a.m. to 7 p.m.); and g. Limit the use of amplified sound systems or public address systems associated with commercial or industrial uses to the least noise-sensitive daytime hours (e.g. 7 a.m. to 7 p.m.). 			
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MITIGATION MONITORING AND REPORTING PROGRAM

<p>MM 3.10-4</p>	<p>The project applicant for the residential portion of the project site shall include noise barriers to shield the planned residential dwelling units proposed for construction west of Highway 101. The barriers would act to shield proposed uses from transportation and non-transportation noise sources, barriers would likely be required along eastern boundary of the parcel, parallel to El Camino Real, and along the property line adjoining Greenfield High School. In general, a noise barrier constructed of sufficient density (approximately 20 kilograms/square meter minimum) can achieve a five dBA noise level reduction when it is tall enough to break the line-of-sight from the noise source to the receiver. Barriers can achieve an approximate 1.5 dBA additional noise-level reduction for each meter of increased height. Openings in noise walls for connections to adjoining land uses or roadways substantially reduce the effectiveness of barriers. Noise barriers provide no attenuation for receptors that rise above the barrier, such as multi-story residential buildings. The specific noise-reduction features should be implemented in the final site design for the residential portion of the project.</p> <p>Implementation of the above mitigation measure along with MM 3.10-2 would be effective in reducing interior noise levels of new residential development to less than significant levels. In addition site planning opportunities exist at the proposed residential development, to set back the location of the residential uses from Highway 101 by possibly placing the storm water detention basin for the parcel between the Highway and residential uses.</p>	<p>Applicant</p>	<p>City of Greenfield Community Services Department</p>	<p>Demonstrate on Tentative Map</p>	
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MITIGATION MONITORING AND REPORTING PROGRAM

TRAFFIC AND CIRCULATION					
MM 3.11-1	The project is responsible for widening and other improvements at the two-way stop controlled intersection at the El Camino Real/Espinosa Overpass/High School Driveway. The intersection shall be widened to include a northbound right turn lane and signalization. With these improvements, the intersection will operate at LOS B. All improvements are the responsibility of the project, and shall be complete prior to first occupancy.	Applicant	City of Greenfield Community Services Department	Prior to Occupancy	
MM 3.11-2	The project is responsible for widening and other improvements at the intersection of El Camino Real south/Highway 101 NB Ramps/Patricia Lane. Required improvements include a separate westbound right turn lane and signalization. The Highway 101 NB on- and off- ramp shall be lengthened via auxiliary lanes to accommodate the increase in traffic volumes and to bring the ramps to Caltrans standards. With these improvements the intersection will operate at LOS B in the AM peak hour and LOS C in the PM peak hour. All improvements are the responsibility of the project, and shall be complete prior to first occupancy.	Applicant	City of Greenfield Community Services Department	Prior to Occupancy	

MITIGATION MONITORING AND REPORTING PROGRAM

<p>MM 3.11-4a</p>	<p>The project shall be responsible for providing a new interchange at Highway 101 and Espinosa Road, including all related ramp improvements, lane configurations and necessary right of way acquisition as specified in the Traffic Impact Analysis (Higgins Associates, February 2006). The interchange shall be required at such time as traffic trips associated with project development warrant the improvement. As the interchange is not warranted without the project, the project shall fund the cost of the interchange up front until such time as reimbursement agreements, bonds, fees or other shared funding options are put in place by the City of Greenfield.</p>	<p>Applicant</p>	<p>City of Community Services Department Project Applicant (traffic improvement data/warrants)</p>	<p>Traffic threshold data to be provided to City with individual development applications to determine timing triggers for specific improvements Payment of development impact fees/ improvement costs prior to building permits</p>	
<p>MM 3.11-4b</p>	<p>The project shall be responsible for fair share contribution toward a series of planned intersection improvements as identified within the Greenfield General Plan Circulation Element. Fifteen intersections, as identified in the Traffic Impact analysis (Higgins Associates, February 2006) are significantly affected by project buildout. The project shall contribute fair share funding toward these intersection improvements through payment of traffic impact fees prior to issuance of building permits. If the project triggers these improvements, the project may also be required to provide up front funding until such time as reimbursement agreements, bonds, fees or other shared funding options are put in place by the City.</p>	<p>Applicant</p>	<p>City of Greenfield Community Services Department</p>	<p>Payment of traffic impact fees prior to the issuance of building permits</p>	

MITIGATION MONITORING AND REPORTING PROGRAM

<p>MM 3.11-5</p>	<p>The project shall be responsible for fair share contribution toward a series of planned intersection improvements as identified within the Greenfield General Plan Circulation Element. Fifteen intersections, as identified in the Traffic Impact analysis (Higgins Associates, February 2006) are significantly affected by project buildout. The project shall contribute fair share funding toward these intersection improvements through payment of traffic impact fees prior to issuance of building permits. If the project triggers these improvements, the project may also be required to provide up front funding until such time as reimbursement agreements, bonds, fees or other shared funding options are put in place by the City.</p>	<p>Applicant</p>	<p>City of Community Services Department /Project Applicant(s)</p>	<p>Payment of traffic impact fees prior to the issuance of building permits</p>	
<p>MM 3.11-6a</p>	<p>Detailed site planning within the South End SOI area shall accommodate plans for the expanded roadway network and "loop" connection system. Circulation planning shall be conducted in consultation with the Director of Public Works at the time of application submittal, and shall be consistent with the Circulation Element. Any project requiring the expanded roadways will be required to dedicate right of way and construct roads to City standards.</p>	<p>Applicant</p>	<p>City of Greenfield Community Services Department and Director of Public Works</p>	<p>In conjunction with application submittal</p>	
<p>MM 3.11-6b</p>	<p>Prior to the City's application to LAFCO to amend the SOI, the project applicant shall contribute a share of the costs associated with updating the General Plan Circulation Element, as the update is required as a direct result of the project. Appropriate share will be determined by the City of Greenfield.</p>	<p>Applicant</p>	<p>City of Community Services Department</p>	<p>SOI update is complete</p>	

MITIGATION MONITORING AND REPORTING PROGRAM

	Immediately upon approval of the project by the City of Greenfield, the applicant shall fund the full cost of updating the City's traffic impact fee program, as the update is required as a direct result of the project.	Applicant	City of Greenfield Community Services Department	Upon approval of the project	
MM 3.11-6c	The project applicant(s) shall design and construct adequate bicycle facilities including lanes, routes, or paths in compliance with the Greenfield General Plan and current Zoning Ordinance. The design and location of bicycle facilities will be demonstrated as part of future application submittals and subject to review by the City of Greenfield.	Applicant	City of Greenfield Community Services Department	Show on application; Implement during construction	
MM 3.11-7a	Applicants shall construct sidewalks along project frontages, entrances, Espinosa Road and along the interior street of the proposed residential development as required by City standards. Project and subdivision design shall emphasize pedestrian connectivity between land uses by utilizing trails and pathways in project design.	Applicant	City of Greenfield Community Services Department	Show on application; Implement during construction	
MM 3.11-7b	The project applicant(s) shall design and construct adequate bicycle facilities including lanes, routes, or paths in compliance with the Greenfield General Plan and current Zoning Ordinance. The design and location of bicycle facilities will be demonstrated as part of future application submittals and subject to review by the City of Greenfield.	Applicant	City of Greenfield Community Services Department	Show on application; Implement during construction	

MITIGATION MONITORING AND REPORTING PROGRAM

<p>MIM 3.11-9b</p>	<p>Applicants shall construct sidewalks along project frontages, entrances, Espinosa Road and along the interior street of the proposed residential development as required by City standards. Project and subdivision design shall emphasize pedestrian connectivity between land uses by utilizing trails and pathways in project design.</p>	<p>Applicant</p>	<p>City of Greenfield Community Services Department</p>	<p>Show on application; Implement during construction</p>	
<p>MIM 3.11-II</p>	<p>As more detailed planning involving specific physical infrastructure improvements are made available, such improvements shall undergo additional CEQA review either as stand alone projects or as components of specific development projects. All mitigation as required by that review shall be imposed upon the construction and implementation of needed infrastructure improvements.</p>	<p>Applicant</p>	<p>City of Greenfield Community Services Department</p>	<p>In conjunction with more detailed planning involving specific physical infrastructure improvements</p>	
<p align="center">PUBLIC SERVICES AND UTILITIES</p>					
<p>MM 3.12-2</p>	<p>Prior to approval of the first subsequent tentative or subdivision map associated with project development, the applicant shall provide water system infrastructure plans for the entire project area to the City of Greenfield for review and approval. Water system plans shall provide detail regarding location, connections, pressure and the phased extension of the water system. All water system plans shall be developed in coordination with the City. The applicant will be responsible for construction of system extension, and/ or payment of impact fees as determined by the City to fund the extension. Construction of these improvements would result in typical construction impacts as part of the development of the proposed project. Those impacts would be resolved through mitigation of other construction impacts and will be subject</p>	<p>Applicant</p>	<p>City Engineer</p>	<p>Prior to approval of the first subsequent tentative or subdivision map</p>	

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	to compliance with City regulations.	Applicant	City Engineer	In conjunction with the application submittals	
MM 3.12-3	The applicant for the first development proposed within the annexation area shall be required to design and construct wastewater collection system improvements to adequately serve the entire annexation area, in accordance with City specifications for such improvements. These improvements shall be shown on all subdivision maps and development plans for the annexation area and shall be submitted to the City Engineer for review and approval. Construction of these improvements would result in typical construction impacts as part of the development of the proposed project. Those impacts would be resolved through mitigation of other construction impacts and will be subject to compliance with City regulations.	Applicant	City of Greenfield Community Services Department	Prior to Final Map approval	
MM 3.12-6	Prior to Final Map approval, the project applicant shall obtain and submit a "will-serve" letter from PG&E.	Applicant	City of Greenfield Community Services Department	Demonstrate on development plans Pay fees prior to building permits	
MM 3.12-9	In accordance with Policy 7.7.2 of the Greenfield General Plan, the project Applicants' within the proposed annexation area shall cumulatively dedicate at least 4.46 acres for improved parks and recreation purposes, and shall contribute fees in-lieu of dedicated open space, in an amount determined as appropriate by the City.	Applicant	City of Greenfield Community Services Department		