
MITIGATION MONITORING & REPORTING PROGRAM

FOR THE

TUNZI (APPLE ROW) ANNEXATION AND VESTING TENTATIVE MAP

CITY OF GREENFIELD
COMMUNITY SERVICES DEPARTMENT
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PROGRAM CONTENTS

This mitigation monitoring program includes a brief discussion of the legal basis and purpose of the mitigation monitoring program, a key to understanding the monitoring matrix, a discussion of noncompliance complaints, and the mitigation monitoring 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 project. These mitigation measures are derived from both the 2008 “Villages” Initial Study/Mitigated Negative Declaration, and the 2015 Tunzi (Apple Row) Annexation and Vesting Tentative Map Initial Study (IS) and Subsequent Mitigated Negative Declaration (MND). These measures are also incorporated within the project’s list of Conditions of Approval, which also contains additional standard conditions not identified in the IS. The columns within the tables have the following meanings:

- Mitigation Measure:** Provides the text of the Mitigation Measure identified in the Environmental Document.

- Responsible Agency/Department:** This column references any public agency or City department with which coordination is required to satisfy the identified mitigation measure. The agency or department listed is responsible for clearing the mitigation measure.

- Monitoring/Reporting Done By:** This column identifies by whom the monitoring or reporting will be implemented, which may include the applicant, applicant’s consultant, or contractor, or responsible agency.

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Timing/Frequency:	This column identifies at what point in time, review process or phase of the project the measure will be completed, and if continual monitoring is required.
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, if necessary.

This MMRP clarifies the timing requirements of certain mitigation requirements.

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 Community Services Department in written form providing specific information on the asserted violation. The Department shall initiate an investigation and determine the validity of the complaint; if noncompliance with a mitigation measure has occurred, the Department 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 Agency/ Department	Implementation and Monitoring/ Reporting	Timing/ Frequency	Final Clearance Date	Comments
Aesthetics						
MM 1-1*	Prior to Final Map approval, the Applicant shall prepare and submit to the City of Greenfield a detailed exterior lighting plan and photometric study 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 through incorporation of baffles and lens cut-offs to direct lighting downward, while still providing an adequate amount of light for safety and/or security.	Community Services Department	Applicant (Improvement Plans) Building Inspector (field verification)	Prior to issuance of Building Permit		Design requirements are not appropriate at Final Map approval; such design elements required prior to issuance of Building Permit
Agriculture and Forest Resources						
MM 2-1*	As a condition of the annexation of this property into the City, the Applicant shall be subject to any agriculture preservation program, agricultural mitigation fee, or other agricultural mitigation mechanisms adopted by the City of Greenfield. Participation in any such adopted program must be demonstrated by the Applicant following LAFCO's approval of the annexation and prior to obtaining grading permits. Any program adopted by the City up to the point of obtaining building permits shall be enforceable and applicable to this project.	Community Services Department	Applicant (Implementation) Planning Staff (Verification)	Prior to approval of annexation and the issuance of Building Permits		

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Mitigation Number	Mitigation Measure	Responsible Agency/ Department	Implementation and Monitoring/ Reporting	Timing/ Frequency	Final Clearance Date	Comments
MM 2-2*	<p>1) The Applicant shall demonstrate adequate land use separation on all site plans and applications for subdivision. Consistent with the City of Greenfield policies regarding land use buffers, final site plans shall include a 100-foot minimum land use buffer along the northern boundary of the project site. The buffer distance shall be measured from the edge of active agricultural fields or vineyards and the nearest residential building line. Distances comprising the buffer may include roadway rights-of-way, easements, landscaping and other uninhabited uses. Ultimate design and consideration of setbacks will be subject to review and approval by the City of Greenfield.</p> <p>or</p> <p>2) Contribution or participation in any mitigation adopted by the City of Greenfield and in place at the time that LAFCO considers the annexation.</p>	Community Services Department	<p>Applicant (Implementation)</p> <p>Planning Staff (Verification)</p>	Prior to the Issuance of a Building Permit		<p>Project is subject only to interim ag buffer policies (GP policy 2.1.12). Project is not subject to 100 foot buffer.</p>
MM 2-3*	The City of Greenfield shall require a Right-to-Farm notification statement to run with the title as disclosure and notice in deeds at the time of transfer or sale of all properties on the project site. 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 residents.	Community Services Department	<p>Applicant (Implementation)</p> <p>Planning Staff (Verification)</p>	Recorded with Final Map		

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Mitigation Number	Mitigation Measure	Responsible Agency/ Department	Implementation and Monitoring/ Reporting	Timing/ Frequency	Final Clearance Date	Comments
MM AG-1	The project applicant shall acquire a permanent conservation easement for agricultural land in the Greater Greenfield Area on a 1:1 basis per acre of farmland converted to nonagricultural use. The mitigation agricultural land shall be of equal or greater agricultural value. The easement must be provided to a nonprofit organization reasonably acceptable to the County. The acreage dedicated to the City as open space or parkland shall not be subject to this mitigation.	Community Services Department	Applicant (Implementation) Planning Staff (Verification)	Prior to Issuance of Building Permits		

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Air Quality						
MM 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 endorsement 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><u>Fugitive Dust</u></p> <ul 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 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. ▪ Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard. ▪ Replant vegetation in disturbed areas as quickly as possible. ▪ Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles, such as 	Community Services Department	Applicant/ Contractor (Implementation) Building Inspector (Verification)	During construction		

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<p>dirt, sand, etc.</p> <ul style="list-style-type: none"> ▪ Sweep daily, with water sweepers, all paved access roads, parking areas and staging areas at construction sites. ▪ Sweep streets daily, with water sweepers, if visible soil materials are carried onto adjacent public streets. ▪ Limit traffic speeds on unpaved roads to 15 mph. ▪ Install sandbags or other erosion control measures to prevent silt runoff to public roadways. ▪ 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><u>Mobile/Stationary-Source Emissions</u></p> <ul style="list-style-type: none"> ▪ <i>Title 13. §2485. Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling (a) Purpose.</i> The purpose of this airborne toxic control measure is to reduce public exposure to diesel particulate matter and other air contaminants by limiting the idling of diesel-fueled commercial motor vehicles. (b) <i>Applicability.</i> This section applies to diesel-fueled commercial motor vehicles that operate in the State of California with gross vehicular weight ratings of greater than 10,000 pounds that are or must be licensed for operation on highways. This specifically includes: (1) California-based vehicles; and (2) Non-California-based vehicles. (c) <i>Requirements.</i> On or after February 1, 2005, the driver of any vehicle subject to this section: (1) shall not idle the vehicle's primary diesel 					
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	<p>engine for greater than 5.0 minutes at any location, except as noted in Subsection (d); and (2) shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 100 feet of a restricted area, except as noted in Subsection (d).</p> <ul style="list-style-type: none"> ▪ Stationary Sources shall comply with all applicable rules and requirements of the Monterey Bay Unified Air Pollution Control District, and state and federal law. ▪ Construction activities shall be scheduled so that major onsite construction activities (e.g., grading, demolition) do not occur simultaneously on any given day. ▪ 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). 					
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MM 3-2*	<p>The Applicant and/or Contractor shall include the following as components of Final Map and Building Design/Construction:</p> <p><i>Residential Uses</i></p> <ul style="list-style-type: none"> ▪ Provide pedestrian sidewalks and bicycle paths that link to adjacent land uses and external networks. ▪ Incorporate energy-efficient appliance into residential uses. <p><i>All Uses</i></p> <ul style="list-style-type: none"> ▪ Use of wood-burning fireplaces shall be prohibited. Any fireplaces proposed for use within onsite structures shall be gas-fired and meet U.S. EPA certification requirements. ▪ Orient buildings to minimize heating and cooling needs. ▪ Provide shade trees to reduce cooling needs. ▪ Include energy-efficient lighting systems. ▪ Include solar water heaters or centralized water heating systems. ▪ Increase insulation beyond Title 24 requirements to minimize heating and cooling needs. 	<p>Community Services Department</p> <p>Public Works Department</p>	<p>Applicant/ Contractor (Implementation)</p> <p>Building Inspector (Verification)</p>	<p>Prior to issuance of Building Permits</p>		<p>Design requirements are not appropriate at Final Map approval; such design elements required prior to issuance of Building Permit</p>
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Biological Resources						
MM 4-1*	<p>If proposed construction activities are planned to occur during the nesting seasons for local avian species (typically March 1st through August 31st), the Applicant shall retain a qualified biologist to conduct a focused survey for active nests of raptors and migratory birds within and in the vicinity of (no less than 100 feet outside project boundaries, where possible) the construction area no more than 30 days prior to ground disturbance or tree removal. If active nests are located during preconstruction surveys DFG shall be notified regarding the status of the nests. Construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or a biologist deems disturbance potential to be minimal (in consultation with the USFWS and/or DFG). 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 will occur during the non-breeding season (generally September 1st through February 28th).</p> <p>If there is any significant lapse in construction activities, and construction resumes during the nesting season, new surveys shall be conducted no more that 30 days prior to the re-initiation of construction activities.</p>	Community Services Department	Applicant/ Contractor/ Project Biologist (Implementation) Building Inspector (Verification)	During construction		

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Cultural Resources						
MM 5-1*	<p>As a condition of project approval, and implemented during construction activities, if any prehistoric or historic artifacts, or other indications of archaeological resources are found once project construction is underway, all work in the immediate vicinity must stop and the City of Greenfield Building and Planning Department shall be immediately notified. An archaeologist meeting the Secretary of Interior’s Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered cultural resources. The City and the Applicant will consider the mitigation recommendations of the qualified archaeologist. The City and the Applicant shall consult and agree upon implementation of a measure or measures that the City and the Applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery or other appropriate measures.</p>	Community Services Department	<p>Applicant/ Contractor/ Project Archaeologist (stop work and investigation)</p> <p>Building Inspector/Project Archaeologist (Verification)</p>	During construction		

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MM 5-2*	As a condition of project approval, and implemented during construction activities, if any paleontological resources (i.e., fossils) are found once project construction is underway, all work in the immediate vicinity must stop and the City of Greenfield Building and Planning Department 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. The City and the Applicant will consider the mitigation recommendations of the qualified paleontologist. The City and the Applicant shall consult and agree upon implementation of a measure or measures that the City and the Applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation or other appropriate measures.	Community Services Department	Applicant/ Contractor/ Project Archaeologist (stop work and investigation) Building Inspector/Project Archaeologist (Verification)	During construction		
MM 5-3*	As a condition of project approval, and implemented during construction activities, if human remains are discovered, all work must stop in the immediate vicinity of the find, the City of Greenfield Building and Planning Department must be notified and the County Coroner must be notified, according to Section 7050.5 of the California Health and Safety Code. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, and the procedures outlined in CEQA Guidelines Section 15064.5(d) and (e) shall be followed.	Community Services Department	Applicant/Contractor/ Project Archaeologist (stop work and investigation) Building Inspector/Project Archaeologist (Verification)	During construction		

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Geology and Soils						
MM 6-1*	Prior to Final Map approval, the Applicant shall incorporate the structural design recommendations of the <i>Geotechnical Investigation</i> prepared by Stevens, Ferrone & Bailey Engineering Company, Inc. (August 3, 2005) and the Geotechnical Engineering Report prepared by Earth Systems Pacific (July 22, 2006), including requirements for site preparation and grading, engineered fill, trench backfill, foundations, slab design and pavement design. Recommendations of the reports shall be incorporated into the final improvement plans subject to review and approval by the Greenfield Building and Planning Department.	Community Services Department Public Works	Applicant/project engineer (Implementation) Building Inspector/City Engineer (Verification)	Prior to issuance of Building Permit		Design requirements are not appropriate at Final Map approval; such design elements required prior to issuance of Building Permit
Hazardous Materials						
MM HAZ-1	Prior to approval of a grading permit, the project applicant shall include a detailed assessment of soil contamination associated with previous herbicide/pesticide use on the site, including soil sampling for potential herbicide/pesticide contamination. If substances are detected at concentrations that could pose a health hazard and/or violate local, state, or federal health standards, remediation of the affected areas shall be undertaken in accordance with the requirements of the City of Greenfield and Monterey County Hazardous Materials Management Services. Development of the site shall not commence until the site is deemed remediated and clear for development by the City in consultation with Monterey County Hazardous Materials Management Services.	Community Services Department	Applicant/ Contractor (Phase II assessment) City engineer (Report review/findings verification)	Prior to issuance of a grading permit		

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Hydrology and Water Quality						
MM 8-1*	Project Applicant(s) for near-term and future development within the project site shall identify, as part of Tentative Map submittal, a detailed drainage plan designed to contain stormwater runoff from the 100-year storm event onsite and shall include: detailed hydrologic modeling; 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 Act compliance; and facility maintenance. Proposed retention basins shall be designed to contain stormwater runoff onsite from the 100-year storm event. Where feasible, project Applicant(s) shall design a detailed drainage plan which utilizes a single, adequately sized retention pond to serve the remainder of the project site. Drainage improvements shall be subject to review and approval by the City Engineer and Public Works Director.	Community Services/City Engineer	Applicant/project engineer (drainage system design) Public Works/City Engineer (review and verification)	With Tentative Map application		
MM 8-2*	All drainage and erosion control plans submitted shall incorporate temporary measures effective from October 1 through March 31 that ensure eroded or exposed soils are maintained on-site during construction.	Public Works/City Engineer	Applicant/Project Engineer (Implementation) Public Works (Verification)	Shown on Final Improvement Plans		

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Noise						
MM 10-1*	<p>Construction Noise</p> <ul style="list-style-type: none"> ▪ Noise-generating construction operations shall be limited to the hours between 7:00 AM to 6:00 PM Monday through Friday. The Applicant may request permission from the City to continue with construction through the weekend. If made, said request shall be submitted in writing for review and approval by the Director of Public Works and shall be pursuant to the limitations that the Public Works Director determines are appropriate. ▪ Construction equipment and equipment staging areas shall be located at the furthest distance possible from nearby noise-sensitive land uses. ▪ Construction equipment shall be properly maintained and 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. ▪ When not in use, motorized construction equipment shall not be left idling. 	Community Services Department	Applicant/ Contractor (Implementation)	During construction		
			Building Inspector/Public Works (Verification)			

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MM 10-2*	<p>Increased Exposure of Noise-Sensitive Receptors to Stationary-Source Noise The Applicant or Contractor shall include the following in the building design and park facilities operation: <i>Proposed Residential Land Uses</i> Residential dwellings shall be equipped with central heating and air conditioning systems to allow closure of windows during inclement weather conditions. Exterior air conditioning units for proposed residential dwellings shall be located at a minimum distance of 10 feet from adjacent outdoor activity areas or shielded from direct line of sight. <i>Proposed Parks</i> Use of proposed park facilities shall be limited to between the daytime hours of 7:00 a.m. and 10:00 p.m.</p> <ul style="list-style-type: none"> ▪ Landscape maintenance activities at the proposed park shall be limited to between the daytime hours of 7:00 a.m. and 10:00 p.m. ▪ Use of amplified public address/sound systems within the proposed park shall be prohibited. 	Community Services Department	<p>Applicant/ Contractor (Implementation)</p> <p>Building Inspector/Public Works (Verification)</p>	Requirements to be shown on Final Maps		
Land Use and Planning						
MM 11-1a*	<p>As a condition of project approval, the project Applicant will be required to pay in-lieu Community Facility Impact Fees for the portion of community park space at a rate consistent with General Plan Policy 7.2.19 and Program 7.2.A.iv of the City's General Plan (currently 2 acres of community parks per 1,000 residents). This fee shall be calculated based on the fee rate in place at the time of building permit issuance. This fee is required to be paid prior to occupancy permit issuance.</p>	Community Services	Applicant (Payment)	Prior to occupancy		

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Transportation/Traffic						
MM 15-1b*	The Final Map for the project shall indicate that with construction of the project, Apple Avenue will be widened along the project frontage and will be a two-lane collector street (68' ROW and 62' FC-FC).	Community Services/City Engineer	Applicant/Contractor (Implementation) City Engineer (Verification)	Prior to final map approval		
MM 15-2*	The City of Greenfield requires that the Applicant pay the City's adopted Traffic Impact Fee prior to the issuance of building permits. Payment of the fee shall represent the Applicant's fair share contribution towards the following improvements: <ul style="list-style-type: none"> ▪ With signalization and coordination of the signals at the two Walnut Avenue/Highway 101 terminals, as well as providing an exclusive westbound right turn lane and a separate northbound right turn lane at the Walnut Avenue/Highway 101 NB Ramp terminal, the intersections would operate at LOS C or better. ▪ The intersection of 10th Street/Walnut Avenue will operate at LOS A during both the AM and PM peak hours with signalization and re-striping of eastbound and westbound legs to accommodate left-turn lanes. On-street parking would have to be removed. 	Community Services	Applicant (Payment)	Prior to issuance of Building Permits		

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MM 15-3*	<p>The City of Greenfield requires that the Applicant pay the City’s adopted Traffic Impact Fee prior to the issuance of building permit.</p> <p>Payment of the fee shall represent the Applicant’s fair share contribution towards the following improvements:</p> <ul style="list-style-type: none"> ▪ The streets on the project frontage will all be upgraded to standards that will insure acceptable operating conditions. ▪ Walnut Avenue between 10th Street and El Camino Real will have to be restriped to include left-turn lanes or a two-way left turn lane. On-street parking may have to be removed. The project should implement this improvement. 	Community Services	Applicant (payment)	Prior to issuance of building permits		
MM 15-4*	<p>The City of Greenfield requires that the Applicant pay the City’s adopted Traffic Impact Fee prior to the issuance of building permit.</p> <p>Payment of the fee shall represent the Applicant’s fair share contribution toward the following improvements: <i>See Attachments</i></p>	Community Services	Applicant (Payment)	Prior to issuance of building permits		
*Adopted Mitigation Measure from Villages IS/MND						

ATTACHMENT (PER VILLAGES IS/MND TABLE 23)
INTERSECTION IMPROVEMENTS, MM 15-4

Intersection/Segment	GPBO with Project Conditions
1. Hwy 101 NB On-Ramp and Livingston Road	Signalization and following geometry: NB: 2BT, 2NBR EB: 1EBT, 1EBT/R, 1EBR WB: 2WBL, 2WBR
2. El Camino Real and Hwy 101 SB Off-Ramp – Thorne Road	Construction of new interchange with new Highway 101 overpass connecting to Thorne Road and following geometry: NB: 1NBL, 1NBT, 2NBR SB: 2SBL, 1SBT, 1SBR EB: 1EBL, 1EBT, 1EBT/R WB: 1WBL, 1WBT, 1WBR
3. El Camino Real and Hwy 101 SB On-Ramp	No intersection—new interchange
4. Hwy 101 NB On-Ramp and Hwy 101 SB On-Ramp (El Camino north)	No intersection—new interchange
5. Hwy 101 SB Ramps and Walnut Avenue	Construction of a new Walnut Avenue bridge. The City is currently conducting a PSR for this interchange project. Geometry: SB-Off Ramp: 2SBL, 1SBT/L, 1SBR SB-On Ramp: 2SBT EB: 3EBT, 1EBR WB: 2WBL, 1WBT
6. Hwy 101 NB Ramps and Walnut Avenue	Construction of a new Walnut Avenue bridge. The City is currently conducting a PSR for this interchange project. Geometry: NB-Off Ramp: 1NBL/T, 2NBR NB-On Ramp: 2NBT EB: 2EBL, 3EBT WB: 2WBL, 1WBT, 2WBR
7. El Camino Real and Cypress Avenue	Signalization, re-striping and following geometry: NB: 1NBL, 1NBT, 1NBT/R SB: 1SBL, 2SBT, 1SBR EB: 1EBL/T/R

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Intersection/Segment		GPBO with Project Conditions
		WB: 1WBL/T/R
8.	El Camino Real and Pine Avenue	Signalization, re-striping and following geometry: NB: 1NBL, 2NBT, 1NBR SB: 1SBL, 2SBT, 1SBR EB: 1EBL, 1EBT/R WB: 1WBL, 1 WBT, 1WBR
9.	El Camino Real and Cherry Avenue	Signalization, re-striping and following geometry: NB: 1NBL, 1NBT, 1NBT/R SB: 1SBL, 1SBT, 1SBT/R EB: 1EBL/T/R WB: 1WBL/T/R
10.	El Camino Real and Walnut Avenue	Signalization, re-striping and following geometry (completed in March 2008 as part of the on-going traffic signal project): NB: 1NBL, 1NBT, 1NBL SB: 2SBL, 1SBT, 1SBR EB: 1 EBL, 1EBT/R WB: 1WBL, 1WBT, 1WBR
11.	El Camino Real and Apple Avenue	Signalization, re-striping and following geometry: NB: 1NBL, 1NBT/R SB: 1SBL, 1SBT/R EB: 1EBL/T/R WB: 1WBL/T/R
12.	El Camino Real and Oak Avenue	Signalization, re-striping and following geometry (completed in March 2008 as part of the on-going traffic signal project): NB: 1NBL, 1NBT/R SB: 1SBL, 1SBT/R EB: 1EBL, 1EB/T/R WB: 1WBL, 1WBT/R
13.	El Camino Real and Elm Avenue	Signalization, re-striping and following geometry (completed in March 2008 as part of the on-going traffic signal project): NB: 1NBL, 1NBT, 1NBR

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Intersection/Segment		GPBO with Project Conditions
		SB: 1SBL, 1SBT/R EB: 1EBL, 1EB/T/R WB: 1WBL, 1WBT/R
14.	10th Street and Cherry Avenue	No intersection improvements necessary.
15.	10th Street and Walnut Avenue	Signalization and re-striping for separate eastbound left and separate westbound left-turn lanes.
16.	12th Street and Cherry Avenue	No intersection improvements necessary.
17.	12th Street and Walnut Avenue	No intersection improvements necessary.
18.	12th Street and Apple Avenue	No intersection improvements necessary.
19.	12th Street and Elm Avenue	No intersection improvements necessary.
20.	13th Street and Walnut Avenue	No intersection improvements necessary.
21.	13th Street and Apple Avenue	No intersection improvements necessary.

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**PER VILLAGES IS/MND TABLE 24
RECOMMENDED SEGMENT MITIGATIONS FOR THE GPBO CONDITIONS, MM 15-4**

Street	Existing Lanes	Mitigated Lanes for GPBO with Project	Mitigated LOS for GPBO with Project
Walnut Avenue between 13 th Street and 12 th Street	2-Lane Collector	2-Lane Arterial	A
Walnut Avenue between 12 th Street and 10 th Street	2-Lane Collector	2-Lane Arterial	A
Walnut Avenue between 10 th Street and El Camino Real	2-Lane Collector	2-Lane Arterial	C
Walnut Avenue between El Camino Real and Hwy 101 SB Ramps	2-Lane Arterial	4-Lane Divided Arterial	B
Walnut Avenue between Hwy 101 NB Ramps 3 rd Street	2-Lane Collector	4-Lane Divided Arterial	C
El Camino Real between Thorne Road and Pine Avenue	2-Lane Collector	4-Lane Divided Arterial	A
El Camino Real between Pine Avenue and Cherry Avenue	2-Lane Collector	4-Lane Divided Arterial	A
El Camino Real between Cherry Avenue and Walnut Avenue	2-Lane Collector	4-Lane Divided Arterial	A
El Camino Real between Walnut Avenue and Apple Avenue	2-Lane Collector	2-Lane Arterial	A
El Camino Real between Apple Avenue and Oak avenue	2-Lane Collector	2-Lane Arterial	A
Apple Avenue between 13 th Street and 12 th Street	2-Lane Local Street	2-Lane Collector Street (Improved FC-FC)	A