MITIGATION MONITORING AND REPORTING PROGRAM

Where a CEQA document has identified significant environmental effects, Public Resources Code Section 21081.6 requires public agencies to adopt a "reporting or monitoring program for the changes to the project which it has adopted or made a condition of a project approval to mitigate or avoid significant effects on the environment."

A public agency is required to ensure that the measures are fully enforceable, through permit conditions, agreements, or other means (Public Resources Code Section 21081.6(b)). A Mitigation Monitoring and Reporting Program (MMRP) must be designed to ensure project compliance with mitigation measures during project implementation.

The County of Santa Clara is the lead agency that must adopt an MMRP for development of the project known as the Thousand Trails RV Park Expansion. This MMRP has been prepared to provide for the monitoring of mitigation measures required of the proposed project, as set forth in the Initial Study checklist. This MMRP addresses those measures in terms of how and when they would be implemented.

This MMRP identifies the individual mitigation measures included in the Initial Study and is presented in Table 1. Key features of the table are briefly described below:

- Monitoring and Reporting Action identifies the outcome from implementation of mitigation measures.
- Implementation Timeframe provides the general schedule for conducting each mitigation task.
- Implementation Responsibility identifies the person/group responsible for implementation of the mitigation measure.
- Implementation Oversight assigns the responsibility for verifying compliance with each mitigation measure and reporting task.
- Verification of Compliance, which will be filled out following verification of compliance, documents the person who verified implementation of the mitigation measure and the date on which this verification occurred.

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TABLE 1
MITIGATION MEASURES

Mitigation Measures	Mitigation and Reporting Action	Implementation Timeframe	Implementation Responsibility	Implementation Oversight	Verification of Compliance
Air Quality					
Mitigation Measure AIR-1: Implement BAAQMD's Best Management Practices for Controlling Particulate Emissions during Construction. To reduce impacts from fugitive dust emissions during construction, construction contractors shall be required to implement the following Best Management Practices during activities involving soil disturbance, grading, and material hauling: • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-sire shall be covered. • All visible mud or dirt trackout 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 shall be limited to 15 mph. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph. • All trucks and equipment, including their tires, shall be washed off prior to leaving the site. • Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel. • Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.	Implement Best Management Practices to reduce impacts from fugitive dust emissions during construction.	During construction	Applicant	Santa Clara County Department of Planning and Development	
Biological Resources					
Mitigation Measure BIO-1: Special-Status Plant Surveys and Protection. To avoid direct and indirect effects of SCVHP Covered Activities on rare plants, the following measures shall be implemented prior to any ground-disturbing activities: • Plant surveys will also be required in suitable habitat within a 0.25-mile (1,320 feet) radius of a known occurrence of a covered plant to ensure that known occurrences are located (in most cases, these survey areas will overlap with the land cover types listed above). The Implementing Entity will maintain a map of known occurrences and the survey radius around each one based on this Plan and updates provided by the CNDDB (every six months) for the Study Area. • These surveys will be performed according to the current applicable guidelines of California Department of Fish and Game and/or USFWS for plant surveys (if available) during the appropriate survey period. The survey area must include buffers around structure where required vegetation clearing will occur to meet state and local fuel reduction regulations. Surveys must be conducted at the time of year when the species can be identified in the field. In some cases, plants may be identifiable outside of the flowering period. • If a covered plant occurrence is observed on site, the condition of this occurrence must be described in the application package according to the guidelines in Chapter 5, Section 5.3.1, Land Acquisition and Restoration Activities, subheading Incorporating Covered Plant Species, of the SCVHCP. The condition of each covered plant occurrence must be documented as a baseline to compare future monitoring (if necessary) and to ensure that occurrences are protected within the Reserve System that are in as good or better condition than those lost to covered activities. • If a covered plant occurrence is found in the Study Area, the local jurisdiction will obtain the opinion of a qualified biologist regarding the projected long-term viability of a covered plant occurrence given the plant occurrence condition, site conditions, and project-level construction details. The qualified biologist will make this determination based on best available scientific information. In cases where it is difficult to project long-term viability, the qualified biologist will conservatively err in favor of the covered plant and assume that long-term viability will be reduced, and the occurrence will be considered lost for tracking purposes. Impacts to covered plants will be avoided or minimized wherever possible by implementing mitigation as described below. Though there are other special-status plant species that are not considered SCVHP-Covered Species, special-status plant surveys conducted for the SCHVP covered plants shall identify whether these other species are present onsite. If non-SCVHP covered plant species are determined to be present, a mitigation plan shall be prepared for review and approval by the County. Depending on the listing status of the plant, appropriate mitigation will be determined and may include avoidance, transplantation, or inoculation (if species are present in wetland habitats). Avoided areas containing special-status plants shall be fenced with high-visibility construction fencing.	Implement plant surveys and protection measures to avoid direct and indirect effects of SCVHP Covered Activities on rare plants. If non-SCVHP covered plant species are determined to be present, a mitigation plan shall be prepared for review and approval by the County.	Prior to any ground-disturbing activities	Applicant	Santa Clara County Department of Planning and Development	
Mitigation Measure BIO-2: Special-Status Fish Habitat Protection. • The construction contractor will develop and implement a spill prevention, control, and countermeasure plan to minimize the potential for, and effects from, spills of hazardous, toxic, and petroleum substances during construction maintenance. The plan will be completed before construction activities begin. The spill prevention, control, and countermeasure plan will	Implement a spill prevention, control, and countermeasure plan.	Prior to construction activities	Applicant	Santa Clara County Department of Planning and Development	

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describe containment facilities and practices, including refueling procedures, spill response actions for each material or waste, and procedures for notifying the appropriate agencies. • Diesel fuel and oil will be used, stored, and disposed of in accordance with standard protocols for handling of hazardous materials and all refueling will occur at least 100 feet away from the edge of Uvas-Carnadero Creek. • All personnel using hazardous materials will be trained in emergency response and spill control. • All concrete washing and spoils dumping will occur in a designated location at least 100 feet away from the edge of Uvas-Carnadero Creek. • Erosion control materials and devices for severe-weather events will be stored on site for use as needed. • Erosion control measures will be placed in areas that are upslope of aquatic habitat to prevent any soil or other materials from entering aquatic habitat. Silt fencing or natural/biodegradable erosion control measures (e.g., straw wattles and hay bales) will be used. Plastic monofilament netting (erosion control matting) will not be allowed because wildlife can become entangled in this type of erosion control material.	Store and handle hazardous materials in accordance with standard protocols. Implement erosion control measures onsite.				
Mitigation Measure BIO-3: California Red-Legged Frog and Foothill Yellow-Legged Frog Surveys and Protection. • A qualified biologist will present a worker education and awareness program to all on-site personnel before materials staging or ground-disturbing activities begin. The biologist will explain to construction workers how best to avoid impacts on California red-legged frog and foothill yellow-legged frog and will address the topics of species descriptions and identification, life history, and habitat requirements during various life stages. This education program can include handouts, illustrations, and photographs and communication protocols should a crew member observe a frog. The crew members will sign a sign-in sheet documenting that they received the training. • Before construction activities occur, a qualified biologist will conduct a preconstruction survey within 300 feet of Uvas-Carnadero Creek before the establishment of staging areas. Vehicles parked overnight on-site shall be checked before they are moved for the presence of frogs that may be taking shelter under the vehicle. • Should a California red-legged frog or foothill yellow-legged frog be observed during the preconstruction survey, the biologist will identify the location using GPS coordinated. The qualified biologists may relocate the frog found within the construction footprint to suitable habitat away from the construction zone, if such relocation is the only option to prevent injury or mortality of the frog and other attempts to avoid interaction with the frog have been used. • If a California red-legged frog or foothill yellow-legged frog is observed in the project area during construction, the contractor will immediately stop work within approximately 200 feet of the frog and notify a qualified biologist. If possible, the frog will be allowed to leave on its own, and the qualified biologist will remain in the area for the remainder of the workday to ensure that the frog is not harmed. Alternatively, with prior USFWS and CDFW approval, the qualified biologist may capture the frog and relocate it unharmed to suitable habitat at least 200 feet from the proposed project area. If the frog does not voluntarily leave the area and cannot be captured and relocated unharmed, construction activities within approximately 200 feet of the turtle will stop to prevent harm to the frog, and USFWS and CDFW will be consulted to identify next steps.	Present a worker education and awareness program to all on-site personnel and conduct a preconstruction survey.	Before construction activities occur	Applicant	Santa Clara County Department of Planning and Development	
Mitigation Measure BIO-4: Southwestern Pond Turtle Surveys and Protection. • A qualified biologist will present a worker education and awareness program to all on-site personnel before materials staging or ground-disturbing activities begin. The biologist will explain to construction workers how best to avoid impacts on southwestern pond turtle and will address the topics of species descriptions and identification, life history, and habitat requirements during various life stages. This education program can include handouts, illustrations, and photographs and communication protocols should a crew member observe a turtle. The crew members will sign a sign-in sheet documenting that they received the training. • Before construction activities occur, a qualified biologist will conduct a preconstruction survey within 300 feet of Uvas-Carnadero Creek before the establishment of staging areas. This pre-construction survey can be completed concurrently with **MM BIO-3: California Red-Legged Frog and Foothill Yellow-Legged Frog Surveys and Protection**. Vehicles parked overnight on-site shall be checked before they are moved for the presence of turtles that may be taking shelter under the vehicle. • Should a southwestern pond turtle be observed during the preconstruction survey, the biologist will identify the location using GPS coordinates. The qualified biologist may relocate the turtle found within the construction footprint to suitable habitat away from the construction zone, if such relocation is the only option to prevent injury or mortality of the turtle and other attempts to avoid interaction with the turtle have been used. • If a southwestern pond turtle is observed in the project area during construction, the contractor will immediately stop work within approximately 200 feet of the turtle and notify a qualified biologist. If possible, the turtle will be allowed to leave on its own, and the qualified biologist will remain in the area for the remainder of the workday to ensure that the turtle is not harmed. Alternatively, with prior USFWS and CDFW approval, the qualified biologist may capture the turtle and relocate it unharmed to suitable habitat at least 200 feet from the proposed project area. If the turtle does not voluntarily leave the area and cannot be captured and relocated unharmed, construction activities within approximately 200 feet of the turtle will stop to prevent harm to the turtle, and USFWS and CDFW will be consulted to identify next steps. • To avoid the loss of southwestern pond turtle nests and eggs as a result of construction, exclusion fencing shall be installed along the perimeter of the Study Area closest to Uvas-Carnadero Creek to minimize the potential for turtles to nest in these	Present a worker education and awareness program to all onsite personnel. Conduct a preconstruction survey for southwestern pond turtle.	Before materials staging or ground-disturbing activities begin	Applicant	Santa Clara County Department of Planning and Development	

Mitigation Measures	Mitigation and Reporting Action	Implementation Timeframe	Implementation Responsibility	Implementation Oversight	Verification of Compliance
areas if nests are observed during the pre-construction survey. The exclusion fencing shall consist of silt fence material and be at least 2 feet high. Fences shall be installed up to a depth of 6 inches below the ground surface to prevent turtles from going under the fence. The exclusion fencing will include coverboards spaced every 100 feet on either side to provide cover to western pond turtles that encounter the fence. Fences shall be installed between May 1 and October 1, during the construction period. The fencing would be inspected by a qualified biologist daily to check for stranded turtle individuals.					
Mitigation Measure BIO-5: Raptor Surveys and Protection. To avoid and minimize direct impacts of covered activities on protected raptors, including white-tailed kites, the following procedures will be implemented. • *Preconstruction Nesting Raptor Survey.* If construction is initiated during the raptor nesting season, generally February through September, preconstruction surveys will be required to determine if active nests are present within the project footprint or within 500 feet of the project footprint. A qualified biologist will conduct preconstruction surveys within 14 days of ground-disturbing activities to determine presence of active raptor nests. If a nest is present, the following measures will be implemented. The qualified biologist will inform the Applicant and CDFW of active nest locations. • *Raptor Nest Buffer.* If an active nest is found within the project footprint or within 500 feet of any Project-related construction activity, a temporary nest avoidance buffer around the active nest will be established until the young have fledged or the nest is otherwise no longer active or occupied. The buffer distance shall be determined by a qualified biologist in consultation with CDFW. • *Raptor Nest Buffer Monitoring.* If project-related construction activities within the temporary nest avoidance buffer are determined to be necessary while a nest is occupied/active, then a qualified biologist experienced with raptor behavior can be retained to monitor the nest throughout the nesting season and to determine when the young have fledged. The qualified biologist will be on site daily while construction-related activities are taking place within the avoidance buffer. If nesting raptors begin to exhibit agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, the qualified biologist/monitor will have the authority to shut down construction activities. If agitated behavior is exhibited, the biologist will consult with CDFW to determine the best course of action to avoid nest abandonment or take of individuals. The approved biologist will also train construction personnel on the required avoidance procedures, buffer zones, and protocols in the event that a covered raptor species flies into an active construction zone.	Implement a preconstruction nesting raptor survey, raptor nest buffer, and raptor nest buffer monitoring in order to avoid and minimize direct impacts of covered activities on protected raptors.	Prior to construction activities	Applicant	Santa Clara County Department of Planning and Development	
Mitigation Measure BIO-6: Other Nesting Bird Surveys and Protection. To avoid and minimize direct impacts of covered activities on birds protected under the MBTA, including olive-sided flycatchers, the following procedures will be implemented. • *Preconstruction Nesting Bird Survey.* A qualified biologist shall conduct a preconstruction nesting bird survey of all areas associated with construction activities, and a 100-foot buffer around these areas, within 14 days prior to commencement of construction if construction occurs during the nesting season (February 1 through August 31). These surveys can be conducted concurrently with surveys required under **MM BIO-5: Raptor Surveys.** If active nests are found, an avoidance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in consultation with CDFW. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary.	Implement a preconstruction nesting bird survey to avoid and minimize direct impacts of covered activities on birds protected under the MBTA.	Prior to construction activities	Applicant	Santa Clara County Department of Planning and Development	
Mitigation Measure BIO-7: Townsend's Big-Eared Bat and Pallid Bat Surveys and Protection. To avoid and minimize direct impacts of project activities on roosting bats, the following procedures will be required: • *Preconstruction Surveys.* Prior to any ground disturbance related to construction activity or staging of equipment in the project footprint, a qualified biologist will conduct a preconstruction survey within 14 days prior to the start of ground-disturbing activities (within the project footprint and accessible areas within 300 feet of the project footprint) to determine the presence of maternity roost sites. Preconstruction surveys will be conducted during the roosting season when preflight/nursing young may be present (May 1 through August 31). If a maternity roost is present, then the following measures shall be implemented. • *Maternity Roost Buffer.* If active maternity roost sites are found within the project footprint or within 300 feet of the project footprint between May 1 and August 31, a 300-foot temporary disturbance buffer around the active maternity roost shall be established until bats have vacated the roost as determined by a qualified biologist. • *Bat Eviction Methods.* A qualified biologist will determine if non-maternity and non-hibernaculum day and night roosts are present in the Study Area. If direct impacts to non-maternity and non-hibernaculum day and night roosts cannot be avoided, a bat eviction plan shall be prepared in consultation with CDFW. If necessary, the qualified biologist may be allowed to remove the bats using safe-eviction methods acceptable to CDFW.	Implement preconstruction surveys, a maternity roost buffer, and bat eviction methods to avoid and minimize direct impacts of project activities on roosting bats.	Prior to construction activities	Applicant	Santa Clara County Department of Planning and Development	
Cultural Resources					
Mitigation Measure CUL-1: A qualified archaeologist shall develop an archaeological monitoring plan, including tribal monitoring, to guide monitoring during ground-disturbing activities to ensure that there is a less-than-significant impact on any unidentified archaeological resources or human remains.	Prepare an archaeological monitoring plan to reduce potential impacts on any unidentified archaeological resources or human remains.	Prior to ground-disturbing activities	Applicant	Santa Clara County Department of Planning and Development	
Noise					

Mitigation Measures	Mitigation and Reporting Action	Implementation Timeframe	Implementation Responsibility	Implementation Oversight	Verification of Compliance
Mitigation Measure NOI-1: The project improvement and building plans shall include the following requirements for construction activities: • Construction contracts must specify that all stationary construction equipment shall be equipped with properly operating state-required noise attenuation devices. • During construction, stationary equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. • Construction shall be limited to daytime hours (7:00am to 7:00pm).	Confirm that the applicant is adhering to the outlined requirements for construction activities.	Prior to construction activities	Applicant	Santa Clara County Department of Planning and Development	
Tribal Cultural Resources					
Mitigation Measure TCR-1: A qualified archaeologist shall develop an archaeological monitoring plan, including tribal monitoring during construction activities, to guide monitoring during ground disturbance in order to ensure that there is a less-than-significant impact on any unidentified tribal cultural resources.	Prepare an archaeological monitoring plan to reduce potential impacts on any unidentified tribal cultural resources.	Prior to ground-disturbing activities	Applicant	Santa Clara County Department of Planning and Development	