Mitigation Monitoring and Reporting Program

# Meridian Village Subdivision and Multifamily Development

August 24, 2026

SCH# 2025121246



Prepared by

EMC Planning Group

MITIGATION MONITORING AND REPORTING PROGRAM

# MERIDIAN VILLAGE SUBDIVISION AND MULTIFAMILY DEVELOPMENT

## SCH# 2025121246


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# Mitigation Monitoring and Reporting Program

## 1.1 Introduction

CEQA Guidelines section 15097 requires public agencies to adopt reporting or monitoring programs when they approve projects subject to an environmental impact report or a negative declaration that includes mitigation measures to avoid significant adverse environmental effects. The reporting or monitoring program is to be designed to ensure compliance with conditions of project approval during project implementation in order to avoid significant adverse environmental effects.

The law was passed in response to historic non-implementation of mitigation measures presented in environmental documents and subsequently adopted as conditions of project approval. In addition, monitoring ensures that mitigation measures are implemented and thereby provides a mechanism to evaluate the effectiveness of the mitigation measures.

A definitive set of project conditions would include enough detailed information and enforcement procedures to ensure the measure's compliance. This monitoring program is designed to provide a mechanism to ensure that mitigation measures and subsequent conditions of project approval are implemented.

## 1.2 Mitigation Monitoring and Reporting Program

The bases for this monitoring program are the mitigation measures included in the project's initial study and final EIR. These mitigation measures are designed to eliminate or reduce significant adverse environmental effects to less than significant levels. These mitigation measures become conditions of project approval, which the project proponent is required to complete before, during and after implementation of the proposed project.

The attached checklist is proposed for monitoring the implementation of the mitigation measures. This monitoring checklist contains all appropriate mitigation measures in the initial study and Final EIR.

## 1.3 Mitigation Monitoring and Reporting Program Procedures

The City of Hollister Community Development Department ("Community Development Department") shall use the attached monitoring checklist for the proposed project. The monitoring program should be implemented as follows:

1. The Community Development Department should be responsible for coordination of the monitoring program, including the monitoring checklist. The Community Development Department should be responsible for completing the monitoring checklist and distributing the checklist to the responsible individuals or agencies for their use in monitoring the mitigation measures.
2. Each responsible individual or agency will then be responsible for determining whether the mitigation measures contained in the monitoring checklist have been complied with. Once all mitigation measures have been complied with, the responsible individual or agency should submit a copy of the monitoring checklist to the Community Development Department to be placed in the project file. If the mitigation measure has not been complied with, the monitoring checklist should not be returned to the Community Development Department.
3. The Community Development Department will review the checklist to ensure that appropriate mitigation measures and additional conditions of project approval included in the monitoring checklist have been complied with at the appropriate time, e.g. prior to issuance of a use permit, etc. Compliance with mitigation measures is required for project approvals.
4. If a responsible individual or agency determines that a non-compliance has occurred, a written notice should be delivered by certified mail to the project proponent within 10 days, with a copy to the Community Development Department, describing the non-compliance and requiring compliance within a specified period of time. If non-compliance still exists at the expiration of the specified period of time, construction may be halted and fines may be imposed at the discretion of the Community Development Department.

## 1.4 Mitigation Monitoring and Reporting Checklist

### Step 1 – Prior to Project Approval and Approval of Final Map

TRA-1 The developer shall include crosswalks and curb ramps at the intersection of Vintage Way and Meridian Street. This improvement shall be incorporated into the subdivision improvement plans, prior to approval of the final map. Subject to review and approval by the Public Works Department, the improvements shall be implemented prior to issuance of an occupancy permit.

*Party Responsible for Implementation:* *Developer*

*Party Responsible for Monitoring:* *City of Hollister Public Works Department*

**Monitoring Notes:**

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UTIL-1 Prior to project approval, the City's Public Works Director shall make a determination as to whether there is sufficient capacity to serve the project. The project shall not be approved until sufficient capacity exists within the Water Reclamation Facility.

*Party Responsible for Implementation:* *Developer*

*Party Responsible for Monitoring:* *City of Hollister Public Works Department*

**Monitoring Notes:**

City staff have confirmed that the Water Reclamation Facility has sufficient capacity to serve the project.

## Step 2 - Prior to Issuance of Grading or Tree Removal Permits

AQ-1 The developer shall prepare a construction management plan to reduce the potential exposure of sensitive receptors to temporary construction toxic air contaminants. The construction management plan language shall be included in all bid documents, grading, and construction plans to be implemented by the project contractor during construction. The following measures shall be included in the Construction Management Plan:

a. Heavy-duty diesel vehicles will have 2010 or newer model year engines, in compliance with the California Air Resources Board's Truck and Bus Regulation, and will not be staged within 500 feet of occupied residences; and

b. Idling of construction equipment and heavy-duty diesel trucks will be avoided where feasible, and if idling is necessary, it will not exceed three minutes.

c. All construction equipment will be maintained and properly tuned in accordance with manufacturer's specifications and will be checked by a certified visible emissions evaluator.

d. All non-road diesel construction equipment will, at a minimum, meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89,

Subpart B, §89.112. Further, where feasible, construction equipment will use alternative fuels such as compressed natural gas, propane, electricity or biodiesel.

The construction management plan shall be subject to the review and approval of the Community Development Department prior to issuance of a grading permit.

*Party Responsible for Implementation:* *Developer*

*Party Responsible for Monitoring:* *City of Hollister Community Development Department*

**Monitoring Notes:**

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BIO-1 To avoid impacts to nesting birds during the nesting season (January 15 through September 15), construction activities shall be conducted between September 16 and January 14, which is outside of the bird nesting season. If construction or project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys.

a. Two surveys for active bird nests will occur within 14 days prior to start of construction, with the final survey conducted within 48 hours prior to construction. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys will be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. If no nesting birds are found, a letter report confirming absence will be prepared and submitted to the USFWS, CDFWS, and the City of Hollister and no further mitigation is required.

b. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer

establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active. Once the absence of nesting birds has been confirmed, a letter report will be prepared and submitted to the USFWS, CDFWS, and the City of Hollister.

*Party Responsible for Implementation:* *Developer*

*Party Responsible for Monitoring:* *City of Hollister Community Development Department*

**Monitoring Notes:**

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BIO-2 The following measures shall be implemented to avoid loss of or harm to special-status bat species:

a. Approximately 14 days prior to construction activities, a qualified biologist shall conduct a habitat assessment for bats and potential roosting sites in trees or buildings within 50 feet of the construction easement. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked.

b. If no roosting sites or bats are found, a letter report will be prepared by the biologist and submitted to California Department of Fish and Wildlife and the City of Hollister, and no further measures are required.

c. If bats or roosting sites are found, bats shall not be disturbed without specific notice to and consultation with California Department of Fish and Wildlife.

d. The bat nursery season is generally considered May 1 to October 1. If bats are found roosting outside of the nursery season, California Department of Fish and Wildlife shall be consulted prior to any eviction or other action. If avoidance or postponement is not feasible, a Bat Eviction Plan will be submitted to California Department of Fish and Wildlife for written approval prior to project implementation. A request to evict bats from a roost includes details for excluding

bats from the roost site and monitoring to ensure that all bats have exited the roost prior to the start of activity and are unable to re-enter the roost until activity is completed. Any bat eviction shall be timed to avoid lactation and young-rearing. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the California Department of Fish and Wildlife) shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.

*Party Responsible for Implementation:* *Developer*

*Party Responsible for Monitoring:* *City of Hollister Community Development Department*

**Monitoring Notes:**

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CUL-1 The following language shall be incorporated into any plans associated with tree removal, grading, and construction, "In the event that archaeological resources are encountered during ground disturbing activities, contractor shall temporarily halt or divert excavations within a 50 meter (165 feet) of the find until it can be evaluated. All potentially significant archaeological deposits shall be evaluated to demonstrate whether the resource is eligible for inclusion on the California Register of Historic Resources, even if discovered during construction. If archaeological deposits are encountered, they will be evaluated and mitigated simultaneously in the timeliest manner practicable, allowing for recovery of materials and data by standard archaeological procedures. For prehistoric archaeological sites, this data recovery involves the hand-excavated recovery and non-destructive analysis of a small sample of the deposit. Historic resources shall also be sampled through hand excavation, though architectural features may require careful mechanical exposure and hand excavation.

Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified Archaeologist. Significant cultural resources

consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites."

*Party Responsible for Implementation:* *Developer*

*Party Responsible for Monitoring:* *City of Hollister Community Development Department*

**Monitoring Notes:**

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CUL-2 The following language shall be incorporated into any plans associated with tree removal, grading, and construction, "In the event that human remains (or remains that may be human) are discovered at the project site, Public Resource Code Section 5097.98 must be followed. All grading or earthmoving activities shall immediately stop within 50 meters (165 feet) of the find. The San Benito County Coroner will be notified immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).

Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the project proponent shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (Public Resource Code [PRC] § 5097). The coroner shall contact the Native American Heritage Commission (NAHC) to determine the most likely descendant(s) (MLD). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The MLD will determine the most appropriate means of treating the human remains and associated grave artifacts, and shall oversee the disposition of the remains. In the event the NAHC is unable to identify an MLD or the MLD fails to make a recommendation within 48 hours after being granted access to the site, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity within the project area in a location not subject to further subsurface disturbance if: a) the Native American Heritage Commission is unable to identify the MLD or the MLD failed to make a recommendation within 48 hours after being allowed access to the site; b) the descendent identified fails to make a recommendation; or c) the landowner or his

authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner."

*Party Responsible for Implementation:* *Developer*

*Party Responsible for Monitoring:* *City of Hollister Community Development Department*

**Monitoring Notes:**

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GEO-1 Prior to issuance of a grading permit, the project developer shall prepare a design-level geotechnical report, which involves, but is not limited to, additional soil samples to determine the expansion potential of near-surface soil to develop post-tensioned foundation design criteria. The design-level geotechnical report shall further refine the allowable bearing capacity for the post-tensioned mat system. The design-level geotechnical report shall discuss the topics and update the recommendations presented in the *Lowes Hollister Hollister, California Primary Geotechnical Exploration* prepared by ENGEO Incorporated in June 2021.

After City approval of the design-level geotechnical report, the developer shall implement the recommendations provided within the report and these recommendations shall be incorporated into grading and building plans, as appropriate.

*Party Responsible for Implementation:* *Developer*

*Party Responsible for Monitoring:* *City of Hollister Community Development Department*

**Monitoring Notes:**

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GEO-2 The following language shall be included on all grading permits: "If paleontological resources are discovered during demolition and earthmoving activities, work shall stop within 100 feet of the find until a qualified paleontologist can assess if the find is unique

and, if necessary, develop appropriate treatment measures in consultation with the City of Hollister Planning Division."

*Party Responsible for Implementation:* *Developer*

*Party Responsible for Monitoring:* *City of Hollister Planning Division*

**Monitoring Notes:**

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HAZ-1 Prior to issuance of a grading permit, the project developer shall ensure that the project site is fully characterized and remediated under the oversight of a self-certified local agency (DTSC or the regional water quality control board). The project developer shall also prepare a cleanup plan, Removal Action Workplan, or a Remedial Action Plan to adequately address all site impacts after complete characterization. The chosen plan shall be reviewed and approved by the City of Hollister Building Division. The plan, once approved by the Building Division, shall be incorporated into the grading and building plans, and implemented, as appropriate.

*Party Responsible for Implementation:* *Developer*

*Party Responsible for Monitoring:* *City of Hollister Building Division*

**Monitoring Notes:**

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5-1 Prior to issuance of a grading permit, the project developer shall prepare a transportation demand management plan, which targets a reduction in residential vehicle trips to and from the project site. This plan shall be prepared in coordination with, and require approval by, the Hollister Engineering Division. The measures outlined in the transportation demand management plan shall reduce the vehicle miles traveled impact to the degree feasible. Once the transportation demand management plan is approved by the Engineering Division, the measures chosen to feasibly reduce vehicle miles traveled

shall be incorporated into the grading and building plans, and implemented, as appropriate.

*Party Responsible for Implementation:* *Developer*

*Party Responsible for Monitoring:* *City of Hollister Engineering Division*

**Monitoring Notes:**

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## Step 3 – During Ground-Disturbing Activities

CUL-1 The following language shall be incorporated into any plans associated with tree removal, grading, and construction, "In the event that archaeological resources are encountered during ground disturbing activities, contractor shall temporarily halt or divert excavations within a 50 meter (165 feet) of the find until it can be evaluated. All potentially significant archaeological deposits shall be evaluated to demonstrate whether the resource is eligible for inclusion on the California Register of Historic Resources, even if discovered during construction. If archaeological deposits are encountered, they will be evaluated and mitigated simultaneously in the timeliest manner practicable, allowing for recovery of materials and data by standard archaeological procedures. For prehistoric archaeological sites, this data recovery involves the hand-excavated recovery and non-destructive analysis of a small sample of the deposit. Historic resources shall also be sampled through hand excavation, though architectural features may require careful mechanical exposure and hand excavation.

Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified Archaeologist. Significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites."

*Party Responsible for Implementation:* *Developer*

*Party Responsible for Monitoring:* *City of Hollister Community Development Department*

**Monitoring Notes:**

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CUL-2 The following language shall be incorporated into any plans associated with tree removal, grading, and construction, "In the event that human remains (or remains that may be human) are discovered at the project site, Public Resource Code Section 5097.98 must be followed. All grading or earthmoving activities shall immediately stop within 50 meters (165 feet) of the find. The San Benito County Coroner will be notified immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).

Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the project proponent shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (Public Resource Code [PRC] § 5097). The coroner shall contact the Native American Heritage Commission (NAHC) to determine the most likely descendant(s) (MLD). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The MLD will determine the most appropriate means of treating the human remains and associated grave artifacts, and shall oversee the disposition of the remains. In the event the NAHC is unable to identify an MLD or the MLD fails to make a recommendation within 48 hours after being granted access to the site, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity within the project area in a location not subject to further subsurface disturbance if: a) the Native American Heritage Commission is unable to identify the MLD or the MLD failed to make a recommendation within 48 hours after being allowed access to the site; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner."

*Party Responsible for Implementation:* *Developer*

*Party Responsible for Monitoring:* *City of Hollister Community Development Department*

**Monitoring Notes:**

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*Party Responsible for Implementation:* *Developer*

*Party Responsible for Monitoring:* *City of Hollister Planning Division*

**Monitoring Notes:**

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## Step 4 - Prior to Issuance of an Occupancy Permit

N-1 Prior to issuance of an occupancy permit, the developer shall provide evidence to the Community Development Department that mechanical ventilation or air conditioning is installed for all project residences.

*Party Responsible for Implementation:* *Developer*

*Party Responsible for Monitoring:* *City of Hollister Community Development Department*

**Monitoring Notes:**

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TRA-1 The developer shall include crosswalks and curb ramps at the intersection of Vintage Way and Meridian Street. This improvement shall be incorporated into the subdivision improvement plans, prior to approval of the final map. Subject to review and approval by the Public Works Department, the improvements shall be implemented prior to issuance of an occupancy permit.

*Party Responsible for Implementation:* *Developer*

*Party Responsible for Monitoring:* *City of Hollister Public Works Department*

**Monitoring Notes:**

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