

Mitigation Monitoring Program					
Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
	Aesthetics				
	No Mitigation required.				
	Agriculture and Forest Resources				
	No Mitigation required.				
	Air Quality				
	No Mitigation required.				
	Biological Resources				
#1	BIO-1: Prior to ground disturbing activities, a qualified wildlife biologist shall conduct a biological preconstruction clearance survey between 14 and 30 days prior to the onset of construction. The clearance survey shall include walking transects to identify presence of San Joaquin kit fox (SJKF), Swainson's hawk, and burrowing owl and any other special-status species and their sign. The pre-construction survey shall be walked by no greater than 30-foot transects for 100 percent coverage of the project and a 250-foot buffer, where feasible. If no evidence of special-status species is detected, no further action is required except measures BIO-4 through BIO-6 and BIO-8 shall be implemented. A preconstruction clearance survey report shall be submitted to the City as evidence of compliance prior to the issuance of permits. If dens/burrows that could support any of these species are discovered during the pre-construction survey the avoidance buffers outlined below shall be established. No work would occur within these buffers unless the biologist approves and monitors the activity. Western Burrowing Owl (active burrows) • April 1-August 15 ○ Low disturbance – 200 m ○ Medium disturbance– 500 m	Within 14 to 30 days prior to any construction-related activities.	Lead Agency, Qualified Biologist		
Steps to Compliance: A. A qualified biologist shall be responsible for the clearance survey. B. If necessary, the qualified biologist shall contact CDFW and USFWS to determine next steps. C. If necessary, the qualified biologist shall implement next steps in consultation with the wildlife agencies. D. The qualified biologist shall prepare a brief report to be submitted to the wildlife agencies within 5 days of completion of the preconstruction survey. E. Lead Agency shall verify compliance.					

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	○ High disturbance – 500 m • August 16-October 15 ○ Low disturbance – 200 m ○ Medium disturbance – 200 m ○ High disturbance – 500 m • October 16-March 31 ○ Low disturbance – 50 m ○ Medium disturbance – 100 m ○ High disturbance – 500m American Badger/San Joaquin kit fox • Potential or Atypical den – 50 feet • Known den – 100-feet • Natal or pupping den – 500 feet, unless otherwise specified by CDFW. If any of these species are found within these recommended buffers and avoidance is not possible, consultation with CDFW shall be initiated. CDFW may allow burrow exclusion by a qualified biologist and only during the non-breeding season before breeding behavior is exhibited and after the burrow is confirmed empty through non-invasive methods, such as surveillance. An Incidental Take Permit may be required by CDFW prior to any exclusion activity is completed.				
#2	BIO-2: The following avoidance and minimization measures shall be implemented during all phases of the project to reduce the potential	All phases	Lead Agency, Project		

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	for impact from the project. They are modified from the U.S. Fish and Wildlife Service Standardized Recommendations for Protection of the Endangered SJKF Prior to or During Ground Disturbance (USFWS 2011). a. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least once a week from the construction or project site. b. Construction-related vehicle traffic shall be restricted to established roads and predetermined ingress and egress corridors, staging, and parking areas. Vehicle speeds shall not exceed 20 miles per hour (mph) within the project site. c. To prevent inadvertent entrapment of kit fox or other animals during construction, the contractor shall cover all excavated, steep-walled holes or trenches more than two feet deep at the close of each workday with plywood or similar materials. If holes or trenches cannot be covered, one or more escape ramps constructed of earthen fill or wooden planks shall be installed in the trench. Before such holes or trenches are filled, the contractor shall thoroughly inspect them for entrapped animals. All construction-related pipes, culverts, or similar structures with a		operators, contractors		
Steps to Compliance: A. The measures listed are to be followed while Project is implemented. B. A pre-construction survey shall be sent to the Lead Agency.					

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	diameter of four inches or greater that are stored on the project site shall be thoroughly inspected for wildlife before the pipe is subsequently buried, capped, or otherwise used or moved in anyway. If at any time an entrapped or injured kit fox is discovered, work in the immediate area shall be temporarily halted and USFWS and CDFW shall be consulted. d. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipes and become trapped or injured. All construction pipes, culverts, or similar structures with a diameter of four inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe shall not be moved until the USFWS and CDFW have been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved only once to remove it from the path of construction activity, until the fox has escaped. e. No pets, such as dogs or cats, shall be permitted on the project sites to prevent				

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	harassment, mortality of kit foxes, or destruction of dens. f. Use of anti-coagulant rodenticides and herbicides in project sites shall be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and Federal legislation, as well as additional project-related restrictions deemed necessary by the USFWS and CDFW. If rodent control must be conducted, zinc phosphide shall be used because of the proven lower risk to kit foxes. g. A representative shall be appointed by the project proponent who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured or entrapped kit fox. The representative shall be identified during the employee education program and their name and telephone number shall be provided to the USFWS. h. The Sacramento Fish and Wildlife Office of USFWS and CDFW shall be notified in writing				

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	within three working days of the accidental death or injury to a SJKF during project-related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. The USFWS contact is the Chief of the Division of Endangered Species, at the addresses and telephone numbers below. The CDFW contact can be reached at (559) 243-4014 and R4CESA@wildlifeca.gov. i. All sightings of the SJKF shall be reported to the California Natural Diversity Database (CNDDDB). A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed shall also be provided to the Service at the address below. j. Any project-related information required by the USFWS or questions concerning the above conditions, or their implementation may be directed in writing to the U.S. Fish and Wildlife Service at: Endangered Species Division, 2800 Cottage Way, Suite W 2605, Sacramento, California 95825-1846, phone: (916) 414-6620 or (916) 414-6600. k. New sightings of SJKF should be reported to the CNDDDB.				

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#3	BIO-3: Within 14 days prior to the start of project ground-disturbing activities, a preconstruction clearance survey to confirm the presence or absence of San Joaquin kit fox with a 500-foot buffer shall be conducted by a qualified biologist knowledgeable in the identification of these species. If dens/burrows that could support any of these species are discovered during the pre-construction survey conducted under MM BIO-1, the avoidance buffers outlined above shall be established. No work would occur within these buffers unless the biologist approves and monitors the activity.	Within 14 days prior to ground-disturbing activities.	Lead Agency,		
Steps to Compliance: A. A preconstruction survey for dens/burrows shall be conducted within 14 days prior to the start of construction. B. If dens/burrows are found during the survey or at any time during construct of the Project, an avoidance buffer ranging from 50 to 500 feet may be required, with the avoidance buffer from any specific den/burrow being determined by the qualified biologist. C. Work is to continue under approval and guidance of qualified biologist.					
#4	BIO-4: If all project activities are completed outside of the Swainson's hawk nesting season (February 15 through August 31), this mitigation measure does not apply. Nesting surveys for the Swainson's hawks shall be conducted in accordance with the protocol outlined in the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (CDFG 2000). If potential Swainson's hawk nests or nesting substrates are located within 0.5 miles of the project site, then those nests or substrates must be monitored for activity on a routine and repeating basis throughout the breeding season, or until Swainson's hawks or other raptor species are verified to be using them. The protocol recommends that the following visits be made to each nest or nesting site: one visit during January 1–March 20 to identify potential nest sites, three visits during March 20–April 5, three visits during April 5–April 20, and three visits during June 10–July 30. A fewer number of visits	Before construction if initiated during nesting season (February 1 to September 15)	Lead Agency, Project proponent/ Contractor		
Steps to Compliance: A. A preconstruction nesting bird survey shall be conducted within 14 days prior to the start of construction. B. If active nests are found during the survey or at any time during construction of the Project, an avoidance buffer ranging from 50 feet to 500 feet may be required, with the avoidance buffer from any specific nest being determined by a qualified biologist. C. Work is to continue under approval and guidance of qualified biologist.					

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	may be permissible if deemed adequate by the City after consultation with a qualified biologist. To meet the minimum level of protection for the species, surveys shall be completed for at least the two survey periods immediately prior to project-related ground disturbance activities. If Swainson's hawks are not found to nest within the survey area, then no further action is warranted.				
#5	BIO-5: If an active Swainson's hawk nest is discovered at any time within 0.5 mile of active construction, a qualified biologist shall complete an assessment of the potential for current construction activities to impact the nest. The assessment will consider the type of construction activities, the location of construction relative to the nest, the visibility of construction activities from the nest location, and other existing disturbances in the area that are not related to construction activities of this project. Based on this assessment, the biologist shall determine if construction activities can proceed and the level of nest monitoring required. Construction activities shall not occur within 500 feet of an active nest but depending upon conditions at the site this distance may be reduced. Full-time monitoring to evaluate the effects of construction activities on nesting Swainson's hawks may be required. The qualified biologist shall have the authority to stop work if it is determined that project construction is disturbing the nest. These buffers may need to increase depending on the sensitivity of the nest location, the sensitivity of the nesting Swainson's hawk to disturbances, and at the discretion of the qualified biologist.	During construction activities occurring in nesting season.	Lead Agency, Project proponent/ Contractor		
		Steps to Compliance: A. A preconstruction nesting bird survey shall be conducted within 14 days prior to the start of construction. B. If active nests are found during the survey or at any time during construction of the Project, an avoidance buffer ranging from 50 feet to 500 feet may be required, with the avoidance buffer from any specific nest being determined by a qualified biologist. C. Work is to continue under approval and guidance of qualified biologist.			
#6	BIO-6: If construction is planned outside the nesting period for raptors (other than burrowing owl) and migratory birds (February 15	Prior to ground-disturbing activities	Lead Agency, Project proponent/		

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	to August 31), no mitigation shall be required. If construction is planned during the nesting season for migratory birds and raptors, a preconstruction survey to identify active bird nests shall be conducted by a qualified biologist to evaluate the site and a 250-foot buffer for migratory birds and a 500-foot buffer for raptors. If nesting birds are identified during the survey, active raptor nests shall be avoided by 500 feet and all other migratory bird nests shall be avoided by 250 feet. Avoidance buffers may be reduced if a qualified on-site monitor determines that encroachment into the buffer area is not affecting nest building, the rearing of young, or otherwise affecting the breeding behaviors of the resident birds. Because nesting birds can establish new nests or produce a second or even third clutch at any time during the nesting season, nesting bird surveys shall be repeated every 30 days as construction activities are occurring throughout the nesting season. No construction or earth-moving activity shall occur within a non-disturbance buffer until it is determined by a qualified biologist that the young have fledged (left the nest) and have attained sufficient flight skills to avoid project construction areas. Once the migratory birds or raptors have completed nesting and young have fledged, disturbance buffers will no longer be needed and may be removed, and monitoring may cease.		Contractor		
Steps to Compliance: A. A preconstruction nesting bird survey shall be conducted within 14 days prior to the start of construction. B. If active nests are found during the survey or at any time during construction of the Project, an avoidance buffer ranging from 50 feet to 500 feet may be required, with the avoidance buffer from any specific nest being determined by a qualified biologist. C. Work is to continue under approval and guidance of qualified biologist.					

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#7	BIO-7: A qualified biologist shall conduct a pre-construction survey on the project site and within 500 feet of its perimeter, where feasible, to identify the presence or absence of the western burrowing owl. The survey shall be conducted between 14 and 30 days prior to the start of construction activities. If any burrowing owl burrows are observed during the preconstruction survey, avoidance measures shall be consistent with those included in the CDFW Staff Report on Burrowing Owl Mitigation (CDFG 2012). If no special status species or their sign (tracks, scat, etc) are observed during the survey, no further action is required. A copy of the pre-construction survey report shall be submitted to the lead agency prior to the start of construction.			During construction activities occurring in nesting season.	Lead Agency, Project proponent/ Contractor					
								<table><tr><td>Location</td><td>Time of Year</td><td colspan="3">Level of Disturbance</td></tr><tr><td></td><td></td><td>Low</td><td>Med</td><td>High</td></tr></table>	Location	Time of Year
Location	Time of Year	Level of Disturbance								
		Low	Med	High						

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	Nesting Sites	April 1 – Aug 15	200 m	500 m	500 m	A. A preconstruction nesting bird survey shall be conducted within 14 days prior to the start of construction. B. If active nests are found during the survey or at any time during construction of the Project, an avoidance buffer ranging from 50 feet to 500 feet may be required, with the avoidance buffer from any specific nest being determined by a qualified biologist. C. Work is to continue under approval and guidance of qualified biologist.			
	Nesting Sites	Aug 16 – Oct 15	200 m	200 m	500 m				
	Nesting Sites	Oct 16 – Mar 31	50 m	100 m	500 m				
#8	BIO-8: Prior to ground-disturbance activities, or within one week of being deployed at the project site for newly hired workers, all construction workers at the project site shall attend a Construction Worker Environmental Awareness Training and Education Program, developed and presented by a qualified biologist. The Construction Worker Environmental Awareness Training and Education Program shall be presented by the biologist and shall include information on the life histories of special-status wildlife and plant species that may be encountered during construction activities, their legal protections, the definition of “take” under the Endangered Species Act, measures the project operator is implementing to					Prior to ground-disturbing activities	Lead Agency, Project proponent/ Contractor		

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	protect the species, reporting requirements, specific measures that each worker must employ to avoid take of the species, and penalties for violation of the Act. Identification and information regarding special-status or other sensitive species with the potential to occur on the project site shall also be provided to construction personnel. The program shall include: - An acknowledgment form signed by each worker indicating that environmental training has been completed. - A copy of the training transcript and/or training video/CD, as well as a list of the names of all personnel who attended the training and copies of the signed acknowledgment forms, shall be maintained onsite for the duration of construction activities	A. The Project proponent shall ensure all construction workers complete the Worker Environmental Awareness Training program, which shall be viewed prior to construction. B. Copies of the training program and signed acknowledgement forms of construction personnel			
Cultural Resources					
#9	CUL-1: If prehistoric or historic-era cultural materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified archaeologist can evaluate the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation. Implementation of the mitigation measure below would ensure that the proposed project would not cause a	Prior to issuance of building permits	Lead Agency, Project proponent/ Contractor		
		Steps to Compliance: A. Prior to issuance of building permits, a cultural resource survey of the Project site shall be conducted by a qualified archeologist. B. The qualified archeologist shall assess the significance of any find found during the survey and determine next steps. C. A copy of the survey shall be sent to the Lead Agency.			

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	substantial adverse change in the significance of a historical resource.				
#10	CUL-2: Prior to the issuance of grading permits, the developer shall enter into an agreement with the Santa Rosa Rancheria Tachi Yokut tribe. If requested, the developer shall: a) Retain a qualified Native American monitor to be on site during initial ground disturbance activities. b) Have a Burial Treatment Plan developed for the project. c) Retain a qualified tribal member to conduct a Cultural Resources Sensitivity training session with the construction crew prior to ground disturbance activities. Evidence of the agreement with the Santa Rosa Rancheria Tachi Yokut tribe shall be submitted to the City as evidence of compliance.	Prior to and during construction and ground-disturbing activities	Lead Agency, Project proponent/ Contractor		
		Steps to Compliance: A. The Project proponent shall offer interested tribes an opportunity to provide a Native American Monitor during ground-disturbing activities. B. A Burial Treatment Plan shall be prepared and submitted to the Lead Agency. C. The Lead Agency shall verify compliance.			
#11	CUL-3: If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines, and channels of	During construction activities	Lead Agency, Project proponent/ Contractor		

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	communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the county coroner.	Steps to Compliance: A. If necessary, work shall cease and the project proponent shall retain a qualified archaeologist to assess finds and recommended procedure. B. The qualified cultural resources specialist shall assess the significance of the find and determine next steps. C. The Lead Agency shall verify compliance.			
Energy					
	No Mitigation required.				
Geology and Soils					
#8	GEO-1: Prior to issuing of grading or building permits, the project applicant shall submit to the City: (1) the approved Storm Water Pollution Prevention Plan (SWPPP) and (2) the Notice of Intent (NOI) to comply with the General National Pollutant Discharge Elimination System (NPDES) from the Central Valley Regional Water Quality Control Board. The requirements of the SWPPP and NPDES shall be incorporated into design specifications and construction contracts. Recommended Best Management Practices for the construction phase may include the following:	Prior to project ground disturbance	Lead Agency, Project proponent/ Contractor		
Steps to Compliance: A. The Project proponent shall submit an approved Stormwater Pollution Prevention Plan and Notice of Intent to comply with the General National Pollutant Discharge Elimination System for the Central Valley Regional Water Quality Control Board. B. The Lead Agency shall verify compliance.					

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	• Stockpiling and disposing of demolition debris, concrete, and soil properly; • Protecting existing storm drain inlets and stabilizing disturbed areas; • Implementing erosion controls; • Properly managing construction materials; and • Managing waste, aggressively controlling litter, and implementing sediment controls. Evidence of the approved SWPPP shall be submitted to the Lead Agency.				
#9	GEO-2: If any paleontological resources are encountered during ground disturbance activities, all work within 25 feet of the find shall halt until a qualified paleontologist as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County or other appropriate facility regarding any discoveries of paleontological resources. If the qualified paleontologist determines that the discovery represents a potentially significant paleontological resource, additional investigations and fossil recovery may be required to mitigate adverse impacts from project implementation. If avoidance is not feasible, the paleontological resources shall be evaluated for their significance. If the resources are not significant, avoidance is not necessary. If the resources are significant, they shall be avoided	During ground disturbance activities	Lead Agency, Project proponent/ Contractor		
		A. In the event that paleontological resources are encountered during ground disturbance activities, all work within 100 feet shall halt. B. If required, the project proponent shall contact the qualified paleontologist to assess the find. C. The operator shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. D. The Lead Agency shall verify compliance with the mitigation measure.			

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	to ensure no adverse effects, or such effects must be mitigated. Construction in that area shall not resume until the resource appropriate measures are recommended or the materials are determined to be less than significant. If the resource is significant and fossil recovery is the identified form of treatment, then the fossil shall be deposited in an accredited and permanent scientific institution. Copies of all correspondence and reports shall be submitted to the City.				
	Greenhouse Gas Emissions				
	No Mitigation required.				
	Hazardous Materials				
	Implement Mitigation Measure MM GEO-1				
	Hydrology and Water Quality				
	Implement Mitigation Measure MM GEO-1				
	Land Use and Planning				
	No Mitigation required.				
	Mineral Resources				
	No Mitigation required.				
	Noise				
	No Mitigation is required				
	Population and Housing				
	No Mitigation required.				
	Public Services				
	No Mitigation required.				
	Recreation				
	No Mitigation required.				
	Traffic and Transportation				
	No Mitigation required.				

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	Tribal Cultural Resources				
	Implement Mitigation Measures MM CUL-1 and MM CUL-3.				
	Utilities and Service Systems				
	Implement Mitigation Measures MM GEO-1.				
	Wildfire				
	No Mitigation required.				