

Mitigation Monitoring Program					
Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
Aesthetics					
	No Mitigation required.				
Agriculture and Forest Resources					
#1	<p>AG-1: Prior to the issuance of grading or building permits, the Project proponent shall mitigate impacts for loss of up to 78 acres of Prime Farmland on the Project site at a 1:1 ratio. The amount of land requiring mitigation shall correspond to the amount of land associated with the issuance of the grading or building permit, or for residential land associated with a subdivision map, the amount of land associated with the subdivision map. The Project proponent shall implement one or more of the following measures to mitigate the loss: Payment of in-lieu fees, mitigation banks, fee title acquisition, and/or conservation easements on land(s) within the Southern San Joaquin Valley of California, specifically within Kern County, Tulare County, Kings County, Fresno County, or Madera County. The City shall require, at a minimum, evidence that the preserved land has an adequate water supply, agricultural zoning, evidence of land encumbrance documentation, documentation that the easement/regulations are permanent and monitored, and documentation that the mitigation strategy is appropriately endowed. This mitigation shall be verified by the City prior to issuance of grading or building permits. The Project proponent, at its election, may mitigate for the loss of agricultural land through compliance with the Agricultural Mitigation Program that is adopted by the City in lieu of mitigating on a 1:1 ratio.</p>	Prior to the issuance of grading or building permits	Project developer and Lead Agency		
#2	<p>AG-2: In order to reduce potential conflicts between urban and agricultural uses, the following measures shall be implemented:</p> <p>a. Potential residents shall be notified about possible exposure to agricultural chemicals at the time of purchase/lease of property within the development.</p>	Prior to Final Map Approval	Project developer and Lead Agency		

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	<ul style="list-style-type: none"> b. A Right-to-Farm Covenant shall be recorded on each residential tract map or be made a condition of each tract map to protect continued agricultural practices in the area. c. Potential residents shall be informed of the Right-to-Farm Covenant at the time of purchase/lease of property within the development. 				
Air Quality					
	No Mitigation required.				
Biological Resources					
#3	<p>BIO-1: Prior to the issuance of grading permits or ground disturbance, a pre-construction clearance survey of the Project footprint shall be conducted for special-status wildlife species and nesting migratory birds and raptors. The survey shall occur no less than 14 days prior to the start of construction activities. If construction is delayed beyond 30 days from the time of the survey or there is a lapse in construction of more than 30 days, then another survey shall be conducted. The survey shall be conducted by a biologist with adequate training and prior experience conducting surveys for special-status wildlife species. If no special-status species are observed, no further action is warranted. If dens or burrows that could support special-status species and/or nesting birds and raptors are discovered during the pre-construction survey, appropriate avoidance buffers shall be established. If no special-status species are observed on or near the Project site, no further surveys are required. A report outlining the results of the preconstruction survey shall be submitted to the lead agency as evidence of compliance.</p>	<p>Within 14 days prior to any construction-related activities.</p>	<p>Project developer and Lead Agency</p>		
		<p>Steps to Compliance:</p> <ul style="list-style-type: none"> A. A qualified biologist shall be responsible for a preconstruction 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. Next steps may include implementing avoidance buffers. 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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#4	<p>BIO-2: If construction is planned during the nesting season for migratory birds (February 15 to August 31) and nesting birds are identified during the preconstruction survey, an active Swainson’s hawk nest shall be avoided by 0.5 miles, other 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 biological 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. If no nesting birds are observed on or near the Project site, no further surveys are required.</p>	<p>Prior to and during construction activities occurring between February 15 and August 31</p>	<p>Project developer and Lead Agency</p>		
		<p>Steps to Compliance:</p> <ul style="list-style-type: none"> A. If active nests are found during pre-construction surveys required in MM BIO-1 or at any time during construction of the Project, an avoidance buffer range may be required. Active Swainson’s hawk nests shall be avoided by 0.5 miles, other raptor nests shall be avoided by 500 feet, and all other migratory bird nests shall be avoided by 250 feet. B. Nesting bird surveys shall be repeated every 30 days as construction activities are occurring throughout the nesting season. C. Work is to continue under the approval and guidance of a qualified biologist. 			
#5	<p>BIO-3: A Worker Environmental Awareness Program shall be developed and implemented for all personnel who could access the site prior to commencing any disturbance activities. The program shall consist of an on-site or center presentation that will describe the locations and types of sensitive plant, wildlife, and sensitive natural communities (collectively, “Biological Resources”) on and near the site, an overview of the laws and regulations</p>	<p>Prior to commencing any disturbance activities or within one week of being</p>	<p>Project developer and Lead Agency</p>		

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	<p>governing the protection of Biological Resources, the reasons for protecting the Biological Resources, the specific protection and avoidance measures that are applicable to the site, and the identity of designated points of contact should questions or issues arise, including the qualified biologist. The program shall provide training to recognize, avoid, and report to applicable qualified biologists any Biological Resources on the site.</p> <p>a. The Worker Environmental Awareness Program shall emphasize the need to avoid contact with on-site wildlife and avoid entry into areas where Biological Resources have been identified based on pre-disturbance field surveys, and to implement the buffer avoidance or other protection measures established by the United States Fish and Wildlife Service (USFWS) shall be identified by the California Department of Fish and Wildlife (CDFW) or required by the Biological Resource mitigation measures. The training shall emphasize the importance of not feeding or domesticating wildlife and the need to avoid any trash, micro-trash, or potential food waste on-site, except in animal-proof containers emptied daily, to avoid attracting or causing adverse impacts to special-status wildlife.</p> <p>b. All on-site personnel must sign a statement verifying that they have completed the Worker Environmental Awareness Program and that they understand and agree to implement the biological requirements for the worksite. If signed employee statements are not available, documentation may be provided by Worker Environmental Awareness Program training records, which shall be kept by the applicant for a minimum of five years. Each applicant shall maintain a list of all persons who have completed the training program and shall provide the list to the County or to State and federal wildlife agency representatives upon request.</p>	<p>deployed to the Project site</p>			
		<p>Steps to Compliance:</p> <p>A. A Worker Environmental Awareness Training and Education Program will be developed and presented to all construction works prior to them starting work on the site.</p> <p>B. A sign-in sheet will be submitted to the lead agency as evidence of compliance.</p> <p>C. A copy of the training will be maintained on the Project site throughout construction.</p>			

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#6	<p>BIO-4: If protected or special-status species are identified on the Project site during pre-construction surveys, protective buffers shall be used, where effective in the opinion of the qualified biologist. These measures are created to avoid any unauthorized incidental take of these species and to minimize any incidental take. Protective buffers shall be delineated using brightly colored stakes and/or flagging or similar materials and remain until construction activities are complete, at which time of completion, the buffers must be removed. Protective buffers shall be established around active dens and/or burrows of special-status animal species or populations of special-status plant species to avoid unauthorized take of Protected Species as listed in the table below. The protective buffer distance shall be increased if required to avoid unauthorized incidental take of any Protected Species as determined by a qualified biologist. Protective buffer distances and other avoidance measures that may be implemented to avoid impacts to Protected Species or Sensitive Species must be consistent with the United States Fish and Wildlife Service and/or the California Department of Fish and Wildlife requirements and shall be implemented and overseen by a qualified biologist.</p> <p style="text-align: center;">Disturbance Buffers for Sensitive Resources</p> <table border="1"> <thead> <tr> <th>Sensitive Resource</th> <th>Buffer Zone from Disturbance (feet)</th> </tr> </thead> <tbody> <tr> <td>Potential San Joaquin kit fox den</td> <td>50</td> </tr> <tr> <td>Known San Joaquin kit fox den</td> <td>100</td> </tr> <tr> <td>Natal San Joaquin kit fox den</td> <td>500</td> </tr> <tr> <td>Atypical San Joaquin kit fox den</td> <td>50</td> </tr> <tr> <td>Rodent burrows</td> <td>50</td> </tr> <tr> <td>Special-status bird species' active nests</td> <td>500 feet to 0.5 miles depending on species and sight line</td> </tr> </tbody> </table>	Sensitive Resource	Buffer Zone from Disturbance (feet)	Potential San Joaquin kit fox den	50	Known San Joaquin kit fox den	100	Natal San Joaquin kit fox den	500	Atypical San Joaquin kit fox den	50	Rodent burrows	50	Special-status bird species' active nests	500 feet to 0.5 miles depending on species and sight line	Prior to and during construction	Project developer and Lead Agency		
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		<p>Steps to Compliance:</p> <p>A. If protected or special-status species are found during pre-construction surveys required in MM BIO-1 or at any time during construction of the Project, an avoidance buffer range may be required. Protective buffers shall be established around active dens and/or burrows of special-status animal species or populations of special-status plant species to avoid unauthorized take of Protected Species as listed in the table list in this mitigation measure.</p> <p>B. Work is to continue under approval and guidance of qualified biologist.</p>																	

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	American badger: Non- 50 maternity dens American badger: Maternity 200 dens				
#7	<p>BIO-5: If Project activities must occur during the Swainson’s hawk nesting season (February 15 to September 31), pre-activity surveys shall be conducted for Swainson’s hawk nests in accordance with the <i>Recommended Timing and Methodology for Swainson’s Hawk Nesting Surveys in California’s Central Valley (CDFG 2000)</i>. The surveys shall be conducted on the Project site plus a 0.5-mile buffer. To meet the minimum level of protection for the species, surveys shall be conducted during at least two survey periods prior to the start of construction. The survey shall be conducted in accordance with the methodology outlined in existing protocols and should be phased with the construction of the Project.</p> <p>If no Swainson’s hawk nests are found, no further action is required.</p>	Prior to and during construction activities between February 15 and September 31	Project developer and Lead Agency		
		<p>Steps to Compliance:</p> <ul style="list-style-type: none"> A. The preconstruction survey required in MM BIO-1 shall be performed in compliance with methodologies and resources identified in this mitigation measure for Swainson hawk nests. B. If a Swainson’s hawk nest is discovered during the preconstruction survey required in MM BIO-1, an avoidance buffer range may be required, with the avoidance buffer from any specific nest being determined by a qualified biologist and existing protocols. C. Work is to continue under the approval and guidance of a qualified biologist. 			

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#8	BIO-6: If an active Swainson's hawk nest is discovered at any time within 0.5 miles of active construction, a qualified biologist shall complete an assessment of the potential for current construction activities to impact the nest. The assessment shall 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 be increased depending on the sensitivity of the nesting Swainson's hawk to disturbances and at the discretion of the qualified biologist.	Prior to and during construction	Project developer and Lead Agency																	
		Steps to Compliance: A. If an active Swainson's hawk nest is found at any time during construction of the Project, an avoidance buffer range may be required, with the avoidance buffer from any specific nest being determined by a qualified biologist and existing protocols. Construction activities shall not occur within 500 feet of an active nest. B. Work is to continue under the approval and guidance of a qualified biologist.																		
#9	BIO-7: If burrows that could support the burrowing owl species are discovered during the pre-construction clearance survey conducted under Measure BIO-1, the avoidance buffers outlined below shall be established, and burrow monitoring shall be conducted in accordance with the California Department of Fish and Game (CDFG) <i>Staff Report on Burrowing Owl Mitigation</i> (CDFG 2012). No work would occur within these buffers. If occupied burrowing owl burrows cannot be avoided by the appropriate buffer below, an ITP issued by the CDFW under the California Endangered Species Act (CESA) to authorize "take" that is incidental to an otherwise lawful activity, may be required before any work within the buffer.	Prior to and during construction	Project developer and Lead Agency																	
		Steps to Compliance: A. If burrows that could support the burrowing owl species are found during the preconstruction survey required in BIO-1 or at any time during construction of the Project, an avoidance buffer range may be required, with the avoidance buffer from any specific burrow being determined by a qualified biologist and existing protocols.																		
<table border="1"> <thead> <tr> <th>Location</th> <th>Time of Year</th> <th colspan="3">Level of Disturbance</th> </tr> <tr> <td></td> <td></td> <th>Low</th> <th>Med</th> <th>High</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		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	Protective buffers shall be established as listed in the table in this mitigation measure. B. Work is to continue under the approval and guidance of a 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				
	*Meters (m)								
#10	<p>BIO-8: Occupied American badger dens detected during pre-disturbance surveys shall be flagged, and ground-disturbing activities shall be avoided within 50 feet of the den. Maternity dens shall be avoided, and a minimum 200-foot buffer from disturbance shall be maintained during the pup-rearing season (February 15 through July 1). Maternity dens shall be avoided to the maximum extent feasible in the opinion of a qualified biologist. If an active maternity den is proposed to be disturbed, the qualified biologist shall consult with the CDFW to identify any appropriate additional minimization measures that the qualified biologist determines, with the wildlife agencies, can actually be implemented based on field conditions. All such measures shall be implemented for Project activities.</p>					Prior to and during construction	Project developer and Lead Agency		
						<p>Steps to Compliance:</p> <p>A. If dens that could support the American badger species are found during the preconstruction survey required in MM BIO-1 or at any time during construction of the Project, an avoidance buffer range may be required. Ground-disturbing activities are avoided within 50 feet of the den. Maternity dens shall be avoided, and a minimum 200-foot buffer from disturbance shall be maintained during the pup-rearing season (February 15 through July 1).</p> <p>B. Work is to continue under the approval and guidance of a qualified biologist.</p>			

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#11	<p>BIO-9: The following additional measures shall be implemented during construction to avoid and minimize potential significant adverse impacts to Protected and Sensitive Species:</p> <ul style="list-style-type: none"> a. All vehicles shall observe a 15-mile-per-hour speed limit in all areas of disturbance and on unpaved roads unless otherwise posted. Off-road traffic outside of designated access routes is prohibited. Speed limit signs shall be posted in visible locations at the point of site entry and at regular intervals on all unpaved access roads. b. All disturbance activities, except emergency situations or drilling that may require continuous operations, shall only occur during daylight hours. Nighttime disturbance activity for drilling purposes shall use directed lighting and shielding methods and comply with applicable lighting mitigation measures. c. All food-related trash items and all forms of micro trash, such as wrappers, cans, bottles, bottle tops, and food scraps, shall be disposed of in closed, animal-proof containers and removed daily from the site. d. Excavations, spoil piles, access roadways, and parking and staging areas shall be subject to dust control as set forth in the dust control mitigation measures. e. The use of herbicides for vegetation control shall be restricted to those approved by the United States Fish and Wildlife Service and the California Department of Fish and Wildlife. No rodenticides shall be used on any site unless approved by the United States Fish and Wildlife Service and the California Department of Fish and Wildlife, and shall observe label and other restrictions mandated by the United States Environmental Protection Agency, California Department of Food and Agriculture, and State and federal laws and regulations. For split estates, no herbicides for vegetation control may occur in Tier 2 areas without surface owner approval. 	Prior to and during construction	Project developer and Lead Agency		
		<p>Steps to Compliance:</p> <ul style="list-style-type: none"> A. The Project proponent and/or developer shall ensure compliance with applicable construction rules and regulations, including but not limited to, those set forth in the mitigation. 			

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	<p>f. No plants or wildlife shall be collected, taken, or removed from the site or any adjacent locations except as necessary for Project-related vegetation removal or wildlife relocation by a qualified biologist and subject to all applicable permits and authorizations.</p> <p>g. All open trenches or excavations shall be covered at the end of each workday to prevent wildlife entrapment. If an excavation is too large to cover, escape ramps shall be installed at an incline ratio of no greater than 2:1. All trenches and pipes shall be inspected for the presence of wildlife each day prior to the commencement of work.</p> <p>h. To enable San Joaquin kit foxes and other wildlife to pass through the Project site, any perimeter fencing shall include a four- to eight-inch opening between the fence mesh and the ground, or the fence shall be raised four inches above the ground except for blunt-nosed leopard lizard exclusion fencing. The bottom of the fence fabric shall be knuckled (wrapped back to form a smooth edge) to protect wildlife.</p> <p>i. All vertical tubes used in Project construction and chain link fencing poles shall be temporarily or permanently capped to avoid the entrapment and death of special-status wildlife and birds. All pipes 1.5 inches or greater in diameter stored overnight on a Project location must have end caps or other physical barriers that prevent wildlife from entering the pipe.</p> <p>j. All dead or injured special-status wildlife shall be left in place and reported to the United States Fish and Wildlife Service and the California Department of Fish and Wildlife within 48 hours of discovery for rescue or salvage. Discovery of State or federal listed species that are injured or dead shall also be managed consistent with regulatory requirements, including being reported immediately via telephone and within 24 hours in writing, and with a copy to the lead agency.</p>				

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	<ul style="list-style-type: none"> k. During pre-construction surveys, the qualified biologist shall delineate previously disturbed areas to be used by the applicant to minimize the amount of new disturbance. l. No vehicles or construction equipment shall be parked within a wetland or waterbody/dry wash. m. Tracked vehicles and other construction equipment must be washed or maintained to be weed-free prior to entering and working within areas of a new disturbance. n. All washing of trucks, paint, equipment, or similar activities should occur in areas where runoff is fully contained for collection and off-site disposal. Wash water may not be discharged from the site and shall be located at least 100 feet from any water body or sensitive Biological Resources. o. Locate all extra work areas (such as staging areas and additional spoil storage areas) at least 50 feet away from wetland boundaries or waterbody, except where the adjacent upland consists of cultivated or rotated cropland or other disturbed land. p. All areas that must be avoided as a result of the pre-disturbance surveys and areas where new disturbance will occur shall be clearly delineated by fencing or staking and flagging and/or rope or cord. q. No pets shall be allowed on any site. r. No smoking may occur except in designated areas. 				
Biological Resources					
#12	MM BIO-10: Prior to the issuance of any grading or building permit, the Project proponent/developer shall conduct a delineation of the Tulare Irrigation Canal and prepare an Aquatic Resources Delineation Report (ARDR). The ARDR shall be submitted with a formal notification to the US Army Corps of Engineers (ACOE), Water Resources Control Board (SWRCB), and California Department of Fish and Wildlife (CDFW). If no comments or requests for additional	Prior to issuance of grading or building permits	Project developer and Lead Agency		
		Steps to Compliance:			

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	<p>permitting are received by the agencies, no further action is necessary. A copy of all correspondence shall be submitted to the lead agency.</p> <p>If a regulatory agency comments or requests additional permitting, the following actions may be taken. A copy of all correspondence and subsequent permitting and/or reports shall be made available to the Lead Agency. The report shall include information as shown below, as a plan if necessary, and shall outline compliance with the following:</p> <ol style="list-style-type: none"> Delineation of all jurisdictional features at the project site. Potential jurisdictional features within the project boundary identified in the jurisdictional delineation report may be shown in plan form. If the Project has a potential to directly or indirectly impact jurisdictional aquatic resources, a formal aquatic resource delineation of these areas shall be performed by a qualified professional to determine the extent of agency jurisdiction and permits/authorizations from the appropriate regulating agencies (Central Valley Regional Water Quality Control Board (RWQCB), CDFW and US Army Corps of Engineers (USACE) shall be obtained prior to disturbance to jurisdictional features. <p>If it is determined that drainage is jurisdictional and cannot be avoided, the Project proponent shall obtain a Section 401 Water Quality Certification from the RWQCB, a Section 404 permit from USACE, and a Lake and Streambed Alteration Agreement under Section 1602 from the CDFW, if required, prior to impacting any waters.</p> <p>As part of these authorizations, compensatory mitigation may be required by the regulating agencies to offset the loss of aquatic resources. If so, and as part of the permit application process, a qualified professional shall draft a Mitigation and Monitoring Plan to address implementation and monitoring requirements under the permit to ensure that the Project would result in no net loss of habitat functions and values. The Plan shall contain, at a minimum, mitigation goals and objectives, mitigation location, a discussion of actions to be</p>				<ul style="list-style-type: none"> A delineation of the Tulare Irrigation Canal will be conducted by a qualified biologist. An Aquatic Resources Delineation Report (ARDR) will be prepared and submitted to the appropriate regulatory agencies for comment. Implementation of the outlined requirements will be completed.

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	<p>implemented to mitigate the impact, monitoring methods and performance criteria, extent of monitoring to be conducted, actions to be taken in the event that the mitigation is not successful, and reporting requirements. The Plan shall be approved by the appropriate regulating agencies, and compensatory mitigation shall take place either on-site or at an appropriate off-site location.</p> <p>c. Any material/spoils generated from project activities containing hazardous materials shall be located away from jurisdictional areas or special-status habitat and protected from storm water run-off using temporary perimeter sediment barriers such as berms, silt fences, fiber rolls, covers, sand/gravel bags, and straw bale barriers, as appropriate. Protection measures should follow project-specific criteria as developed in a Stormwater Pollution Prevention and Protection Plan (SWPPP).</p> <p>d. Equipment containing hazardous liquid materials shall be stored on impervious surfaces or plastic ground covers to prevent any spills or leakage from contaminating the ground and at least 50 feet outside the delineated boundary of jurisdictional water features.</p> <p>e. Any spillage of material shall be stopped if it can be done safely. The contaminated area shall be cleaned, and any contaminated materials properly disposed. For all spills, the project foreman or designated environmental representative shall be notified.</p>				
Cultural Resources					
#13	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	During construction	Project developer and Lead Agency		

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	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.	Steps to Compliance: A. If necessary, work shall cease and the project proponent shall retain a qualified archaeologist to assess finds and recommended procedures. B. The qualified archaeologist and/or paleontologist shall assess the significance of the find and determine next steps. C. A copy of the additional studies shall be submitted to the Lead Agency to verify compliance.			
#14	CUL-2: 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 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 7050.05(c) shall guide the potential Native American involvement, in the event of a discovery of human remains, at the direction of the county coroner.	During construction	Project developer and Lead Agency		
		Steps to Compliance: A. If necessary, work shall cease and the project proponent shall retain a qualified archaeologist to assess finds and recommended procedures. B. The qualified archaeologist and/or paleontologist 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					
#15	GEO-1: 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	During construction	Project developer and Lead Agency		

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	<p>Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, 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 another appropriate facility regarding any discoveries of paleontological resources.</p> <p>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 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 Lead Agency.</p>	<p>Steps to Compliance:</p> <p>A. In the event that paleontological resources are encountered during ground disturbance activities, all work within 25 feet shall halt.</p> <p>B. If required, the project proponent shall contact the qualified paleontologist to assess the find.</p> <p>C. The operator shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement.</p> <p>D. The Lead Agency shall verify compliance with the mitigation measure.</p>			
Greenhouse Gas Emissions					
	No Mitigation required.				
Hazardous Materials					
#16	HAZ-1: In the event that unknown underground storage tank(s) or a septic system are uncovered or damaged during excavation or grading activities, all work in that area shall cease. The State Water Resources Control Board (SWRCB) and the Tulare County Environmental Health Division shall be contacted to determine what appropriate remediation may be required and to identify the	During construction	Project developer and Lead Agency		

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	appropriate requirements and approvals. A report of all communication and the determination made by the SWRCB and the County Health Division shall be submitted to the City.	Steps to Compliance: A. In the event unknown underground storage tank(s) are uncovered or damaged during excavation or grading activities, all work in that area shall cease. B. The Lead Agency, State Water Resources Control Board, and Tulare County Environmental Health Division shall be contacted to determine appropriate remediation and to identify necessary permits and approvals. C. All correspondence and determinations made by the SWRCB and County Health Division shall be provided to the Lead Agency to provide evidence of compliance.			
Hydrology and Water Quality					
	No mitigation required.				
Land Use and Planning					
	No Mitigation required.				
Mineral Resources					
	No Mitigation required.				
Noise					
	No Mitigation required.				
Population and Housing					
	No Mitigation required.				

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Public Services					
	No Mitigation required.				
Recreation					
	No Mitigation required.				
Traffic and Transportation					
#17	MM TRA-1: Prior to the issuance of building permits, the Project applicant/developer responsible for the construction of the Single-Family Residential Development will pay their pro-rate fair share percentage of 3.1 percent.	Prior to issuance of building permit	Project proponent/developer, Lead agency		
		Steps to Compliance: A. The Project proponent shall pay their fair share cost for intersection improvements and roadway segment improvements as indicated in the Mitigation Measure prior to issuance of building permits.			
#18	MM TRA-2: Prior to the issuance of building permits, the Project applicant/developer responsible for the construction of the Multi-Family Residential Development will pay their pro-rata fair share percentage of 2.4 percent. If at the time of development of the Multi-Family phase, the unit count is less than 375, the developer may submit a revised TIA showing the appropriate pro-rate fair share percentage for the reduced number of units.	Prior to issuance of building permit	Project proponent/developer, Lead agency		
		Steps to Compliance: A. The Project proponent shall pay their fair share cost for intersection improvements and roadway segment improvements as indicated in the Mitigation Measure prior to issuance of building permits.			
Tribal Cultural Resources					
	Implementation of MM CUL-1 and MM CUL-2.				

Mitigation Monitoring Program					
Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
	Utilities and Service Systems				
	No Mitigation required.				
	Wildfire				
	No Mitigation required.				