

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: MDP 26-04 CITY OF TURLOCK CP 24-045 "WELL 36 GAC TREATMENT PROJECT"

Lead Agency: City of Turlock

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Project Location: Turlock Stanislaus
City County

Project Description (Proposed actions, location, and/or consequences).

The applicant is proposing to develop a 10.85-acre parcel at 2625 W. Main Street (Stanislaus County APN 089-013-021) for an RV storage facility. The Project will construct approximately 497 covered RV spaces, a 440 square foot of-fice building, trash enclosures, and an RV dump station for exclusive use of the tenants of the RV storage facility. Main access to the RV storage facility will be from Dianne Drive with a proposed emergency vehicle access (EVA) on W. Main Street. Full frontage improvements, including curb, gutter, and sidewalk will be constructed along W. Main Street and Dianne Drive. On-site paving, landscaping, security lighting, perimeter fencing, and a storm water retention basin are also proposed.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Please see attached Mitigation, Monitoring, and Reporting Program plan.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy

Provide a list of the responsible or trustee agencies for the project.

Not applicable

CHAPTER 5 MITIGATION, MONITORING, AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the IS/MND for the Project in the City of Turlock. The MMRP lists mitigation measures recommended in the IS/MND for the Project and identifies monitoring and reporting requirements.

Table 5-1: Mitigation, Monitoring, and Reporting Program presents the mitigation measures identified for the Project. Each mitigation measure is numbered with a symbol indicating the topical section to which it pertains, a hyphen, and the impact number. For example, BIO-2 would be the second mitigation measure identified in the Biological Resources analysis of the IS/MND.

The first column of **Table 5-1: Mitigation, Monitoring, and Reporting** Program identifies the mitigation measure. The second column, entitled “When Monitoring is to Occur,” identifies the time the mitigation measure should be initiated. The third column, “Frequency of Monitoring,” identifies the frequency of the monitoring of the mitigation measure. The fourth column, “Agency Responsible for Monitoring,” names the party ultimately responsible for ensuring that the mitigation measure is implemented. The last columns will be used by the Lead and Responsible Agencies to ensure that individual mitigation measures have been complied with and monitored

Table 5-1: Mitigation, Monitoring, and Reporting Program

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
Biological Resources						
BIO-1	<p>The Project proponent will require that all workers employ the following best management practices (BMPs) to avoid and minimize potential impacts to special status species:</p> <ul style="list-style-type: none"> • Vehicles will observe a 15-mph speed limit while on unpaved access routes. • All open trenches, holes, sumps, and other excavations greater than 6-inches with sidewalls steeper than a 1:1 (45 degree) slope will have an escape ramp of earth or a non-slip material with a less than 1:1 slope or these will be covered with barrier material such that animals are unable to dig or squeeze under the barrier and become entrapped. • Workers will inspect areas beneath parked vehicles, equipment, and materials prior to mobilization. If special status species are detected, the individual will either be allowed to leave of its own volition. "Take" of a State or federal special status (rare, California Species of Special Concern, threatened, or endangered) species is prohibited without the necessary federal or State take permit(s). 	During Construction Activities	Daily	City of Turlock		
BIO-2A	(Avoidance) The Project's construction activities will occur, if feasible, between September 16 and January 31 (outside of the nesting bird season) to avoid impacts to nesting birds.	September 16 to January 31	Once, during construction activities	City of Turlock		
BIO-2B	(Pre-construction Surveys) If activities must occur within nesting bird season (February 1 to September 15), a qualified biologist will conduct a pre-construction survey for Swainson's hawk nests onsite and within a 0.5-mile radius within ten calendar days prior to the start of construction. This survey will be conducted in accordance with	February 1 to September 15	Once, during construction activities	City of Turlock		

Mitigation, Monitoring, and Reporting Program						
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	the <i>Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley</i> (Swainson's Hawk Technical Advisory Committee, 2000), or current guidance. The survey would also include inspecting nesting migratory birds within up to 100 feet outside of the APE and for other nesting raptors up to 500 feet outside of the APE. All raptor nests would be considered "active" upon the nest-building stage. If no active nests are observed, no further mitigation is required. If construction is delayed or halted for more than ten (10) days, another pre-construction survey for nesting birds will be conducted.					
BIO-2C	(Avoidance Buffers) On discovery of any active nests or breeding colonies near work areas, a qualified biologist will determine appropriate avoidance buffer distances based on applicable CDFW and/or USFWS guidelines, the biology of the species, conditions of the nest(s), and the level of Project disturbance.	Prior to construction Activities	Once, prior to ground disturbing activities and the start of construction	City of Turlock		
Cultural Resources						
CUL-1	(Archaeological Remains) In the event archaeological resources are encountered during any ground-disturbing activities associated with the Project, then all ground-disturbing work at the location, plus within a reasonable buffer zone, must be immediately suspended. The approving County department shall be contacted and a qualified professional archaeologist retained to analyze the significance of the find and formulate further mitigation (e.g., Project relocation, excavation plan, and protective cover) in consultation with culturally affiliated tribes or other descendant groups, where applicable.	During Construction Activities	Daily	City of Turlock		
CUL-2	(Human Remains) Pursuant to California Health and Safety Code §7050.5, if known or suspected Native American or other human remains are	During Construction Activities	Daily	City of Turlock		

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	encountered, all ground-disturbing work must cease in the vicinity of the discovery, and the County Coroner contacted. The respectful treatment and disposition of remains and associated grave offerings shall be in accordance with PRC §5097.98. The applicant and successors interest are ultimately responsible for ensuring compliance with this condition.					
Tribal Cultural Resources						
See CUL-1 and CUL-2 .						