

APPENDIX A-1

MITIGATION MONITORING & REPORTING PROGRAM EXISTING FARMSTEAD AT LONG MEADOW RANCH PROJECT

**APPENDIX A: MITIGATION MONITORING AND REPORTING PROGRAM
Existing Farmstead at Long Meadow Ranch Project (Farmstead)**

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
IV. BIOLOGICAL RESOURCES					
<p>BIO-1. Nesting Raptors, Passerines: A pre-construction survey for ground-nesting birds shall be performed within thirty (30) days prior to the start of construction. A qualified avian biologist will conduct passerine nest surveys prior to ground disturbing activities, or construction activities at the Project site to locate any active nests on or adjacent to the Project site. If land-clearing activities can be performed outside of the nesting season, that is, between August 16 and January 31, no preconstruction surveys for nesting birds are warranted.</p> <p>If an active raptor nest is identified during the surveys of the project site and within 300 feet of the project site, a 300-foot buffer around the nest site shall be established. It can be established via installation of orange construction fencing or placement of bright orange lath on 10-foot centers along the arc of the protection buffer. If nesting passerines are identified nesting then a 75-foot protection buffer shall be established using the same buffer demarcation fence or lath as prescribed above.</p> <p>If nests are located off the project site, then the buffer shall be demarcated as per above but only where the buffer intersects the project site. The size of the nest protection buffer may be altered if a qualified ornithologist with extensive construction-related nest protection experience conducts behavioral observations and determines the nesting raptors or passerines are well acclimated to disturbance. If this occurs, the qualified ornithologist may prescribe a modified buffer that provides sufficient buffer to prevent undue disturbance/harassment that would otherwise result in construction related nest failure. Physical</p>	<p>Require as a condition of project approval</p>	<p>Planning & Building Departments</p>	<p>Prior to construction</p>	<p>No building permit will be issued</p>	

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<p>harm to the nest or sufficient disturbance that results in adult inattentiveness to eggs or young will cause nest failure.</p> <p>No construction or earth-moving activity shall occur within the established buffer until it is determined by a qualified ornithologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones. In the area of the project site, this typically occurs by July 15th. However, this date may be earlier or later, and would have to be determined by the qualified ornithologist. If a qualified ornithologist is not hired to watch the nesting raptors/passerines then the buffers shall be maintained in place through the month of August and work within the buffer can commence September 1st.</p> <p><u>Ground Nesting Raptors and Passerines</u></p> <p>In order to determine if ground-nesting raptors or passerines are nesting onsite, a qualified ornithologist would have to conduct walking transects through the project site's grassland habitat searching for nests. If ground-nesting raptors (e.g. northern harrier) or passerines are identified during the surveys within 300 feet of the project site (or 75-feet in the case of passerines), a 300-foot buffer (or 75-feet in the case of passerines) around the nest site shall be fenced with orange construction fencing or brightly painted orange lath. If the nest is located off the project site, then the buffer shall be demarcated as per above where the buffer intersects the project site. The size of the buffer may be altered if a qualified ornithologist conducts behavioral observations and determines the nesting raptors or passerines are well acclimated to disturbance. If this occurs, the ornithologist should prescribe a modified buffer that allows sufficient room to prevent undue disturbance/harassment to the nesting raptors/passerines.</p> <p>No construction or earth-moving activity shall occur within the established buffer until it is determined by a qualified ornithologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project</p>					

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<p>construction zones. This typically occurs by July 15th. This date may be earlier or later, and would have to be determined by a qualified ornithologist. If a qualified ornithologist is not hired to watch the nesting raptors/passerines then the buffers shall be maintained in place through the month of August and work within the buffer can commence September 1st.</p> <p><u>Special Status Bats</u></p> <p>In order to avoid impacts to special-status bats, a biologist shall conduct a preconstruction survey of structures and trees that would be impacted by the project 15 days prior to removal or commencement of groundwork. All bat surveys shall be conducted by a biologist with experience surveying for bats. If no special-status bats are found during the surveys, then there would be no further regard for special-status bat species.</p> <p>If special-status bat species are found roosting on the project site, the biologist shall determine if there are young present (i.e., the biologist should determine if there are maternal roosts). If young are found roosting in any tree or structure that will be impacted by the project, such impacts shall be avoided until the young are flying and feeding on their own. A non-disturbance buffer installed with orange construction fencing should also be established around the maternity site. The size of the buffer zone should be determined by a qualified bat biologist at the time of the surveys. If adults are found roosting in a tree or structure on the project site but no maternal sites are found, then the adult bats can be flushed or a one-way eviction door can be placed over the tree cavity (or structure access opening) for a 48-hour period prior to the time the tree or structure in question would be removed or disturbed. At that point, no other mitigation compensation would be required.</p>					

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XV. PUBLIC SERVICES					
<p>PS-1. The Projects shall be required to pay project impacts fees:</p> <ul style="list-style-type: none"> o Evidence showing payment of school impact fees, in accordance with Government Code Section 65996, from the applicable school district, will be provided prior to City issuance of any building permits. o Evidence showing payment of park fees, Civic Improvement Fees and Public Safety Fees will be provided to the City prior to issuance of any building permits. o Other standard conditions of approval will apply, including provision of a fire flow analysis to ensure adequate water pressure and flow rates and that the project has a less than significant impact on fire flows. 	Require as a condition of project approval	Building Department	Prior to construction	Building permit will not be issued until fees are paid	
XVII. TRANSPORTATION					
<p>TOTAL PROJECT</p> <p>TRAF-3. SR 29/Dowdell Lane Intersection – Signal Warrant Impact. Provide a fair share contribution towards the signal planned at the SR 29/Dowell Lane intersection (as detailed in the Highway 29 Specific Plan).</p> <p>TRAF-4. SR 29/Charter Oak Avenue Intersection – Signal Warrant Impact. Provide one of the following two measures:</p> <ul style="list-style-type: none"> • Start and end all special events with more than 75 people at times that will not add traffic to SR 29 during the weekday and Saturday PM peak traffic periods (3:30-6:00 PM on weekdays and 1:30-4:00 PM on weekend days). 	Require as a condition of project approval	Public Works Department	Prior to construction	Building permit will not be issued until fair share has been paid	
	Require as a condition of project approval	Public Works Department	During construction or project operation	Final occupancy permit will be withheld until improvements are completed	

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<p>– or –</p> <ul style="list-style-type: none"> Provide additional funding for the “HAWK” pedestrian hybrid flashing beacon. The beacon shall be in operation before major events are allowed to add traffic to the existing weekday and weekend peak traffic hours along SR 29. Please note that Caltrans approval will be required for provision of the HAWK hybrid flashing beacon. If they do not approve of its installation, then the only measure to reduce the project impact to a level of insignificance is to eliminate traffic from the 200-person events during the Friday and Saturday PM peak hours. 					