Appendix C

Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

Mitigation Monitoring and Reporting Programs (MMRPs) are required by the California Environmental Quality Act (CEQA) Section 21081.6 to be adopted by CEQA Lead Agencies for projects having the potential to cause significant environmental impacts. The MMRP describes changes to the project or conditions of project approval that mitigate or avoid the project's potential significant effects on the environment. This MMRP addresses the Downtown Bishop Specific Plan and Mixed-Use Overlay. A brief description of the proposed project is provided below. The proposed project is located within the City of Bishop (City); the City is the Lead Agency under CEQA and has discretionary authority over the proposed project.

MMRP FORMAT AND IMPLEMENTATION

Mitigation measures that would reduce or eliminate potential environmental impacts of the proposed project are identified in the Downtown Bishop Specific Plan and Mixed-Use Overlay Project EIR. These mitigation measures will become conditions of project approval if the project is approved. The City is required to verify that all adopted mitigation measures are implemented properly and to ensure compliance, this MMRP (including the checklist) has been formulated. The MMRP shall be adopted, along with CEQA Findings, by the City (Lead Agency) and must be administered by City personnel from the Planning and Public Works departments. Specific responsibilities are delineated for each measure in the attached checklist table and these responsibilities may be delegated to qualified City staff or consultants.

The checklist, which follows as Table B-1, is intended to be used by the applicant, grading/construction contractors, and personnel from the above-listed City Departments, as the appointed mitigation implementation and monitoring entities. Information contained within the checklist clearly identifies each mitigation measure, defines the conditions required to verify compliance, and delineates the monitoring schedule. Following is an explanation of the three columns that constitute each MMRP checklist.

Column 1 — *Mitigation Measure*: An inventory of each mitigation measure is provided.

Column 2 — *Monitoring Responsibility*: Identifies who are responsible for determining compliance with each mitigation measure (e.g., City of Bishop Planning Department, construction contractor, project applicant, qualified biologist).

Column 3 — *Implementation Schedule*: As scheduling is dependent upon the progression of the overall project, specific dates are not used within the "Schedule" column. Instead, scheduling describes a logical succession of events (e.g., prior to ground-disturbing activities, etc.) and, if necessary, delineates a follow-up program.

Column 4 — *Monitoring Compliance Record Name/Date*: Column is left blank and is to be signed and dated when compliance with the mitigation measure has been met.

Mitigation Measure	Monitoring Responsibility	Implementation Schedule	Monitoring Compliance Record Name/Date
Biological Resources			
BIO-1: Special-Status Plant Surveys. Floristically appropriate botanical surveys shall be conducted to determine the presence or absence of special-status plant species on any undeveloped parcel or parcel with wetlands (especially alkali meadow), aquatic resources, or native or naturalized vegetation within the project area prior to commencement of construction. The surveys shall be floristic in nature and shall be seasonally timed to coincide with the blooming period of regionally occurring special-status plant species (generally March through August, with a peak in April and May). Surveys shall be conducted to determine the status of these species in the project parcels. For the undeveloped parcels in the northeast corner of the project area where Owens Valley checkerbloom was previously identified and the parcel(s) in the southwest corner of the project area adjacent to reported occurrences of Owens Valley checkerbloom, focused botanical surveys shall be conducted at least two times between May and July spaced at least 4 weeks apart. If special-status plants are not found during the focused surveys, then no further action is required. • If special-status plants are documented on the parcel, a report shall be submitted to CNDDB to document the status of the species on the parcel. If the project is designed to avoid impacts to special-status plant individuals and habitat, no further mitigation for these species would be necessary. • If special-status plants are documented on the parcel and project impacts to these species are anticipated, consultation with CDFW shall be conducted to develop a mitigation strategy. The proponent shall notify CDFW, providing a complete description of the location, size, and condition of the	City of Bishop Planning Department; Qualified Biologist	Prior to construction on all Bishop parcels; seasonally timed to coincide with the blooming period of regionally occurring special-status plant species	

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occurrence, and the extent of proposed direct and indirect impacts to it. The project proponent shall comply with any mitigation requirements imposed by CDFW. Mitigation requirements could include but are not limited to, development of a plan to relocate the special-status plants (seed) to a suitable location outside of the impact area and monitoring the relocated population to demonstrate transplant success or preservation of this species or its habitat at an on or offsite location.			
BIO-2: The proposed project could potentially result in adverse impacts to Owens sucker and/or Owens speckled dace. The following mitigation shall be implemented for these special-status fish species: • *Measures to Reduce Impacts to Water Quality* o Activities conducted in or immediately adjacent to drainage ditches and creeks shall be limited to the winter months (generally November – March) when flows are lowest. o All disturbed soils shall undergo erosion control treatment prior to October 15 and/ or immediately after construction is terminated. Erosion control blankets shall be installed on any disturbed soils on a 2:1 slope or steeper. o Standard construction BMPs shall be implemented throughout construction to avoid and minimize adverse effects to water quality within South Fork Bishop Creek, China Slough, and ditches in and adjacent to the project area.	City of Bishop Planning Department; Qualified Biologist	Prior to construction on all Bishop parcels and/or immediately after construction is terminated.	

	Appropriate erosion control measures shall be used (e.g., hay bales, filter fences, vegetative buffer strips or other accepted equivalents) to reduce siltation and contaminated runoff from the project area. The integrity and effectiveness of the BMPs shall be inspected daily. Corrective actions and repairs shall be carried out immediately. o No construction shall occur within the wetted portion of waterways, including access by construction equipment or personnel. If work in the wetted portion of waterways is unavoidable, the work area shall be dewatered and the flow diverted around the work area. The flow shall be diverted only once the construction of the diversion is completed. o Construction activities and ground disturbance within the waterways in the project area shall be confined to the minimal area necessary to facilitate construction activities. To ensure that construction equipment and personnel do not affect sensitive aquatic habitat in South Fork Bishop Creek, China Slough, and ditches up and downstream of the project area, orange barrier fencing shall be erected to clearly define the habitat to be avoided. This shall delineate the Environmentally Sensitive Area (ESA) on the project. The integrity and effectiveness of ESA fencing shall be inspected daily. Corrective actions and repairs shall be carried out immediately for fence breaches.			

○ Construction by-products and pollutants such as petroleum products, chemicals, or other deleterious materials shall not be allowed to enter streams or other waters. A plan for the emergency clean-up of any spills of fuel or other materials shall be available when construction equipment is in use. ○ Construction vehicles and equipment shall be maintained to prevent contamination of soil or water from external grease and oil or from leaking hydraulic fluid, fuel, oil, and grease. Leaking vehicles and equipment shall be removed from the area. ○ Equipment shall be re-fueled, washed, and serviced at the designated construction staging area or off-site. All construction and fill materials shall be stored and contained in a designated area that is located away from South Fork Bishop Creek, China Slough, and connected ditches to prevent transport of materials into these waterways. Equipment maintenance and storage, and materials storage shall be 100 feet or more away from waterways. In addition, a silt fence shall be installed around the staging and materials storage areas to collect any discharge, and adequate materials should be available for spill clean-up and during storm events ○ No litter, debris, or sidecast shall be dumped or permitted to enter South Fork Bishop Creek, China Slough, and the active ditches. Trash and debris shall be removed from the work site			

regularly. Following construction, all trash and construction debris shall be removed from work areas. o Building materials storage areas containing hazardous or potentially toxic materials such as herbicides and petroleum products shall be located outside of the 100-year flood zone, have an impermeable membrane between the ground and the hazardous material, and shall be bermed to prevent the discharge of pollutants to ground water and runoff water. o Worker education and awareness training regarding sensitive habitats (e.g., aquatic and riparian habitats) and special-status species shall be conducted for all construction personnel. The contractor will ensure that all new personnel shall receive the mandatory training before starting work. • *Fish Salvage Measures* o If dewatering is required, the contractor shall prepare a dewatering plan that complies with all applicable permit conditions. Water diversion activities shall be conducted under the supervision of a qualified biologist. The biologist shall survey the area to be dewatered immediately after installation of the dewatering device and prior to the continuation of dewatering activities. The approved biologist shall use a net to capture trapped fish present in the area to be dewatered. Captured native organisms shall be			

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released into the creek/ditch up or downstream of the construction zone. o If dewatering the work area in the creek is necessary, and it would be dewatered by pumping, intakes shall be completely screened with wire mesh not larger than five millimeters to prevent fish from entering the pump system. Water shall be released or pumped downstream at an appropriate rate to maintain downstream flows during construction. Upon completion of construction activities, any barriers to flow shall be removed in a manner that would allow flow to resume with the least disturbance to the soil substrate.			
BIO-3: Swainson's Hawk Surveys. The proposed project could potentially result in adverse impacts to Swainson's hawk through nest disturbance and loss of potential nesting and foraging habitat. If Swainson's hawk were to nest or forage on the project area or vicinity, physical disturbance of an active nest through tree removal, or indirect disturbance within 0.25 mile of an active nest through noise, vibration, lights, or human presence, could lead to accidental injury or mortality of eggs or chicks. The following mitigation should be implemented for the Swainson's hawk: Pre-construction surveys shall be conducted to determine if there are nesting Swainson's hawk in or within 0.5-mile of any undeveloped parcel prior to construction. The purpose of the survey requirement is to ensure that construction activities do not agitate nesting hawks,	City of Bishop Planning Department; Qualified Biologist	Prior to initiation of construction activities during the Swainson's hawk breeding season (March 1 through September 15), (i.e., three surveys by a qualified biologist in each of the two periods preceding the	

Mitigation Measure	Monitoring Responsibility	Implementation Schedule	Monitoring Compliance Record Name/Date
potentially resulting in nest abandonment or other harm to nesting success. Prior to initiation of construction activities during the Swainson's hawk breeding season (March 1 through September 15), the applicant shall determine the presence of active Swainson's hawk nests in and within 0.5 mile of any undeveloped parcels using the most recent published survey protocols (i.e., three surveys by a qualified biologist in each of the two periods preceding the construction start date; SHTAC 2000). If an active Swainson's hawk nest is discovered, the applicant shall initiate consultation with CDFW to determine what measures need to be implemented in order to ensure that nesting hawks remain undisturbed. The measures selected would depend on many variables, including the distance of activities from the nest, the types of activities, and whether the landform between the nest and activities provides any kind of natural screening. If no active nests are discovered, no further action is required.		construction start date; SHTAC 2000).	
BIO-4: Special-Status Bat Surveys. Potential adverse effects of the proposed project on special-status bats including pallid bat, Townsend's big-eared bat, and spotted bat could include harm to individual bats and roost disturbance/loss of active roosting sites. Harm of individuals could occur as a result of contact with construction equipment or personnel and roost disturbance/loss of active roost could result in displacement of individuals subjecting them to increased chance of predation or mortality. The following mitigation should be implemented for special-status bat species: If trees are to be removed on any undeveloped parcels within the project area, or any vacant/abandoned buildings or structures suitable for bats are to be removed, they should be removed during periods of seasonal bat activity. Tree removal should occur during late fall, winter, or early spring when maternal roost areas are generally naturally	City of Bishop Planning Department; Qualified Biologist	Prior to tree removal on undeveloped parcels or demolition of any vacant/abandoned buildings or structures suitable for bats.	

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empty. This approach avoids periods when young and newly born bats are typically present. Prior to tree removal on undeveloped parcels or demolition of any vacant/abandoned buildings or structures suitable for bats, a qualified biologist shall conduct a clearance survey for bat species within 14 days prior. If no bats or sign of bats are observed, then a letter report shall be prepared to document the survey and provided to the project proponent and no additional measures are necessary. If removal does not commence within 14 days of the clearance survey, or halts for more than 14 days, an additional survey shall be conducted prior to resuming or starting work. If roosting bats are found, CDFW shall be contacted, and a bat avoidance and relocation plan shall be prepared by a qualified biologist in coordination with CDFW.			
BIO-5: Owens Valley Vole Surveys. The proposed project could potentially result in adverse impacts to Owens Valley vole through disturbance of individual Owens Valley vole and burrow disturbance/loss of active burrows. The following implementation should be implemented for the Owens Valley Vole: The following mitigation shall be implemented for Owens Valley vole: • Prior to construction at undeveloped parcels containing suitable habitat for Owens Valley vole, small mammal trapping shall be conducted in order to assess the presence/absence of Owens Valley vole. Traps are to be opened only at night for 3 nights and set up along a standard 100 X 100-m grid with traps at 10-m intervals. Large (7.6 X 8.9 X 22.cm) Sherman live-traps shall be used and baited with plain rolled oats and peanut	City of Bishop Planning Department; Qualified Biologist	Prior to construction at undeveloped parcels.	

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butter. All captured animals are to be identified to species, sexed, measured, marked, and released. Surveys of Owens Valley vole sign (burrowing, feces, grass clippings, grazing, and runways) shall also be used to obtain additional information on Owens Valley vole distribution. Sign that may have been attributable to other small mammal species (i.e. burrows and grazing) shall only be considered if associated with sign distinctly characteristic of Owens Valley vole activity (i.e. runways and feces). Owens Valley vole fecal pellets are readily distinguishable from those of other small mammal species by their large size, crescent shape, and coarse texture. If Owens Valley vole are not found during the focused surveys, then a letter report should be prepared to document the survey, and no additional measures are recommended. • If Owens Valley vole are present on or within 100 feet of the proposed project footprint, then avoidance and mitigation measures, such as relocation, shall be developed in coordination with CDFW.			
BIO-6: Nesting Bird Surveys. The proposed project may include removal of vegetation that provides potential nesting habitat for nesting birds. Project construction activities would potentially result in impacts to nesting birds if construction of the proposed project commences during the typical nesting period for passerines and other migratory birds. Construction activities and construction-related disturbance (noise, vibration and increased human activity) could adversely affect these species if they were to nest in or adjacent to the project area. Potential	City of Bishop Planning Department; Qualified Biologist	Prior to construction and vegetation removal activities commencing during the avian breeding season on any Bishop parcels.	

Mitigation Measure	Monitoring Responsibility	Implementation Schedule	Monitoring Compliance Record Name/Date
effects include physical destruction of nests by construction equipment and/or nest abandonment. The following mitigation should be implemented for the Cooper's Hawk and other nesting raptors and migratory birds: If project activities such as vegetation removal activities commence during the avian breeding season (February 1 through August 31), a qualified biologist shall conduct a pre-construction nesting bird survey no more than 7 days prior to initiation of project activities. The survey area shall include suitable raptor nesting habitat within 500 feet of the boundary of the subject parcel(s) (inaccessible areas outside of the project parcels can be surveyed from the parcel or from public roads using binoculars or spotting scopes). Pre-construction surveys are not required in areas where project activities have been continuous since prior to February 1, as determined by a qualified biologist. Areas that have been inactive for more than 14 days during the avian breeding season must be re-surveyed prior to resumption of project activities. If no active nests are identified, no further mitigation is required. If active nests are identified, the following measure shall be implemented: • A suitable buffer (e.g., 500 feet for Cooper's hawk and white-tailed kite; 300 feet for common raptors; 100 feet for non-raptors) shall be established by a qualified biologist around active nests and no construction activities within the buffer shall be allowed until a qualified biologist has determined that the nest is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest, or the nest has failed). Encroachment into the buffer may occur at the discretion of a qualified biologist. Any encroachment into the buffer shall be monitored by a qualified			

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biologist to determine whether nesting birds are being impacted.			
Cultural Resources			
CUL-1: Inadvertent Discovery of Archaeological Resources. In the event that cultural resources are exposed during ground-disturbing activities, construction activities (e.g., grading, grubbing, or vegetation clearing) shall be halted in the immediate vicinity of the discovery. An archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards shall then be retained to evaluate the resource's significance under CEQA. If the discovery proves to be significant, additional work, such as data recovery excavation, may be warranted and shall be discussed in consultation with the City.	City of Bishop Planning Department; Qualified Archaeologist	Immediately upon discovery	
CUL-2: Cultural Resources Investigations. The City of Bishop shall ensure that potentially impacted prehistoric and historic-era cultural resources, whether they are archaeological resources or historic (built environment) resources, be assessed to determine if they qualify as historical resources as defined in CEQA Guidelines Section 15064.5(a). Resources found to be not significant shall not require mitigation. *Archaeological Resources* Per CEQA Guidelines Section 15064.5(c), archaeological sites that fail to qualify as historical resources under CEQA must also be assessed to determine if they qualify as unique archaeological resources as defined in PRC Section 21083.2(g). Impacts to those sites found to be significant, either as historical resources or as unique archaeological resources, shall be mitigated to below the level of significance, most often through a Phase III data recovery program.	City of Bishop Planning Department; Qualified Archaeologist	Prior to initiation of construction activities	

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Phase II Evaluations Archaeological resources shall be assessed for significance through the implementation of Phase II investigations prior to the initiation of construction activities in those areas where the sites are located. This may require some or all of the following: • Development of a research design that guides assessments of site significance and scientific potential. • Mapping and systematic collection of a representative sample of surface artifacts • Subsurface investigation through shovel test pits, surface scrapes, or 1 by 1 meter excavation units; a combination of such methods; or equivalent methods • Analysis of recovered material to determine significance pursuant to the CEQA Guidelines • Preparation of a report, including an evaluation of site significance, and recommendations for mitigation, if appropriate • Appropriate curation of collected artifacts			

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Phase III Mitigation A Phase III data recovery effort, in accordance with CEQA Guidelines, shall be implemented by the City of Bishop for those sites determined to be significant through Phase II testing and evaluation. The City shall ensure that data recovery conducted to the level that reduces impacts to below the level of significance has been completed prior to project implementation for any area containing a site determined to be significant and for which it can be demonstrated that consequential scientific information can be recovered. The Phase III data recovery program shall include: • Development of a comprehensive research design to answer questions addressed during the Phase II on a broader regional level and to provide a procedural framework for the collection of data at sites determined to be significant • Mapping and systematic collection of surface artifacts, possibly complete data recovered depending on site size • Subsurface investigation through methods, such as controlled hand-excavation units, machine excavations, deep testing, or a combination of methods. When applicable, other techniques, such as geophysical testing methods, may also be used • Analysis of recovered material through visual inspection and chemical analysis when applicable • Preparation of a report			

Mitigation Measure	Monitoring Responsibility	Implementation Schedule	Monitoring Compliance Record Name/Date
• Appropriate curation of collected artifacts *Historic (Built Environment) Resources* Historic (built environment) resources are typically structures and properties that make up the historically built environment. Most frequently, these include buildings constructed during the historic period, but historic resources may also include cultural landscapes, objects, places, or linear features such as roads or walls. In general, a property must be at least 50 years of age to be considered for an assessment of significance. There are exceptions for properties that are less than 50 years of age that are of exceptional significance. Phase I Investigation and Evaluation Phase I investigations of historic resources include both an inventory and significance evaluation of the resources. The purpose of this investigation is to analyze and present the data relevant for determining if the resource is a significant historical resource per CEQA Guidelines Section 15064.5 (a)(3)(A-D), including a careful evaluation of the seven aspects of integrity. Phase I investigations of historic resources include historical research, an inspection of the property, and an evaluation of the presence of significant historic resources. Historical research includes review of all appropriate documents, including site records, maps, and other appropriate archival materials including pertinent grantor-grantee land ownership title record data for the period of historical significance.			

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Phase II Impact Assessment If the Phase I work results in the identification of significant historic resources, then a Phase II investigation is conducted to assess the impacts of the proposed project and formulate appropriate mitigation measures. Avoidance and preservation in place is always the preferred mitigation. Mitigation measures may include, but are not limited to, preservation in place, restoration, rehabilitation, reconstruction, relocation, and documentation through drawings, plans, and photographs. Phase III Mitigation Phase III work for historic resources which are not completely avoided involves carrying out the mitigation proposed under Phase II. Phase III historic resource reports document the mitigation measures that were carried out and include the documentation produced. • CEQA recognizes that a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource (CEQA Guidelines Section 15064.5(b)(3)).			

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• Relocation of an historical resource may constitute an adverse impact to the resource. However, in situations where relocation is the only feasible alternative to demolition, relocation may mitigate below a level of significance provided that the new location is compatible with the original character and use of the historical resource and the resource retains its eligibility for listing on the California Register (14 CCR § 4852(d)(1)). • In most cases the use of drawings, photographs, and/or displays does not mitigate the physical impact on the environment caused by demolition or destruction of an historical resource (14 CCR § 15126.4(b)). However, CEQA requires that all feasible mitigation be undertaken even if it does not mitigate below a level of significance. In this context, recordation serves a legitimate archival purpose. The level of documentation required as a mitigation should be proportionate with the level of significance of the resource.			
CUL-3: Human Remains. The discovery of human remains is always a possibility during a project. If such an event did occur, the specific procedures outlined by the NAHC, in accordance with Section 7050.5 of the California Health and Safety Code and Section 5097.98 of the Public Resources Code, must be followed: 1. All excavation activities within 60 feet of the remains will immediately stop, and the area will be protected with flagging or by posting a monitor or construction worker to ensure that no additional disturbance occurs. 2. The project owner or their authorized representative will contact the Bishop City Coroner.	City of Bishop Planning Department; Bishop City Coroner	Immediately upon discovery	

Mitigation Measure	Monitoring Responsibility	Implementation Schedule	Monitoring Compliance Record Name/Date
3. The coroner will have two working days to examine the remains after being notified in accordance with HSC 7050.5. If the coroner determines that the remains are Native American and are not subject to the coroner's authority, the coroner will notify NAHC of the discovery within 24 hours. 4. NAHC will immediately notify the Most Likely Descendant (MLD), who will have 48 hours after being granted access to the location of the remains to inspect them and make recommendations for their treatment. Work will be suspended in the area of the find until the County approves the proposed treatment of human remains			
Geology and Soils			
GEO-1: Site-Specific Geotechnical Investigation. Prior to issuance of a grading permit for development within in the project area, a geotechnical firm with local expertise in geotechnical investigation shall prepare a site-specific geotechnical report. The report shall be prepared by a California-licensed geotechnical engineer or engineering geologist and be submitted to the City building department for approval prior to the issuance of a grading permit. This report shall be based on data collected from subsurface exploration, laboratory testing of samples of surface mapping, and address the potential for surface fault rupture, ground shaking, slope failure, expansive soils, and unstable cut or fill slopes and make recommendations based on those findings. The developer shall implement recommendations identified in the site-specific geotechnical report.	City of Bishop Planning Department; CA Licensed Geotechnical Engineer or Engineering Geologist	Prior to issuance of a grading Permit for all parcels	
GEO-2: Avoid and Minimize Impacts to Paleontological Resources. In the event a paleontological or other geologically sensitive resource (such as fossils or fossil formations) are identified during any phase of project construction, all excavations within 100 feet of the find shall be temporarily halted until the find is examined by a qualified	City of Bishop Planning Department; Construction	Immediately upon discovery	

Mitigation Measure	Monitoring Responsibility	Implementation Schedule	Monitoring Compliance Record Name/Date
paleontologist, in accordance with Society of Vertebrate Paleontology standards. The paleontologist shall notify the appropriate representative at the City of Bishop who shall coordinate with the paleontologist as to any necessary investigation of the find. If the find is determined to be significant under CEQA, the City shall implement those measures which may include avoidance, preservation in place, or other appropriate measures, as outlined in Public Resources Code Section 21083.2.	Contractor; Qualified Paleontologist		
Hydrology and Water Quality			
HYD-1: Stormwater Quality Protection The project applicant shall file an NOI to comply with the Construction General Permit with the Lahontan RWQCB prior to each phase of construction. Individual SWPPPs shall be prepared for each NOI and shall detail the treatment measures and BMPs to control pollutants that shall be implemented and complied with during the construction and post-construction phases of the project. The SWPPPs are subject to approval by the Lahontan RWQCB, which makes the final determination on which BMPs are required for the project. The construction contracts for each project phase shall include the requirement to implement the BMPs in accordance with the SWPPPs, and proper implementation of the specified BMPs is subject to inspection by the Lahontan RWQCB staff. Example BMPs may include practices such as: designation of restricted-entry zones, sediment tracking control measures (e.g., crushed stone or riffle metal plate at construction entrance), truck washdown areas, diversion of runoff away from disturbed areas, protective measures for sensitive areas, outlet protection, provision mulching for soil stabilization during construction, and provision for revegetation upon completion of construction within a given area. The SWPPPs will also prescribe treatment measures to trap sediment once it has been mobilized, such as straw bale barriers,	City of Bishop Planning Department; Construction Contractor	Prior and post each phase of construction	

Mitigation Measure	Monitoring Responsibility	Implementation Schedule	Monitoring Compliance Record Name/Date
straw mulching, fiber rolls and wattles, silt fencing, and siltation or sediment ponds.			
Noise			
NOI-1: Construction Vibration Limits. The City shall ensure that, during project construction activities, all vibratory rollers are used in static mode only (no vibrations) when operating within 20 feet of any occupied structure. If construction activity is to be performed by contractors, the City shall specify the vibratory roller use limitations on contract documents.	City of Bishop Planning Department	Ongoing during project construction	
Tribal Cultural Resources			
TCR-1: Inadvertent Discovery of TCRs. In the event that tribal cultural resources (TCRs) are exposed during ground-disturbing activities, construction activities (e.g., grading, grubbing, or vegetation clearing) shall be halted in the immediate vicinity of the discovery. An archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards shall then be retained to evaluate the resource's significance under CEQA. If the discovery proves to be significant, additional work, such as data recovery excavation, may be warranted and shall be discussed in consultation with the City.	City of Bishop Planning Department; Qualified Archaeologist	Immediately upon discovery	
Utilities and Service Systems			
UTL-1: Demonstrate Adequate Wastewater Capacity. Future project applicants would be required to demonstrate that adequate water supply exists to serve the planned development project. Applicants must provide the City with a water supply study demonstrating adequate water supply to serve the development prior to County approval of the grading plans.	City of Bishop Planning Department	Prior to City approval of grading plans	