

Mitigation Monitoring Program

CD Activity #33.21.3 – Tiny Home Village For Homeless Veterans Project

Mitigation Condition No. 1

Issue Addressed: Clean Air

Reasoning: The site is located within the jurisdiction of the San Joaquin Valley Air Pollution Control District (District). The District is in non-compliance for certain regulated criteria pollutants under the following federal air quality standards: District is in non-attainment status for Particulate Matter (PM) 2.5 and classified as non-attainment/extreme for the federal Ozone – Eight Hour standard. Under State of California air quality standards for criteria pollutants, the District has been designated as nonattainment/severe for the Ozone – one hour standard and nonattainment for the Ozone – Eight Hour standard, PM 10 and PM 2.5.

Responsibilities:

The contractor shall be responsible for ensuring the following:

- 1) Where it is determined that any air related permits are needed to proceed with the project, the contractor shall ensure that any required air related permits are obtained from the San Joaquin Valley Air Pollution Control District **prior to implementation of the project** and that the conditions and/or requirements of which the permits are issued are adhered to during the implementation of the project.

The contractor has completed its responsibilities as to the requirements above for air related emissions:

(Signed by contractor)

(Date Signed)

Mitigation Condition No. 2

Issues addressed: Endangered Species

Reasoning: The project is located within the administrative boundaries of the Metro Bakersfield Habitat Conservation Plan, and as such, would be subject to both project modifications and/or required mitigation, as applicable. A development fee is collected for participation in the coverage provided by the adopted HCP plan.

1. Prior to the issuance of any grading and/or building permits, a development fee shall be collected under the requirements of the Metro Bakersfield Habitat Conservation Plan. The funds collected are utilized for the acquisition of habitat required for species protection and habitat conservation.

2. No more than 30 days prior to initiation of construction activities, preconstruction surveys (or Clearance Survey per MBHCP requirements) shall be conducted within the expansion area and a suitable buffer zone around the perimeter.
3. At all times during the implementation of this permit, SJKF avoidance and minimization techniques identified in the MBHCP must be employed and strictly adhered to.
4. During initial ground disturbing activities, a biological monitor who is knowledgeable regarding the potentially occurring special status species (e.g., SJKF) should be on-call, if needed. If at any time listed species are present within, or immediately adjacent to, the construction area limits or immediately adjacent to the site, the CDFW and the USFWS should be consulted regarding the need to obtain take authorization for take of federal- and/or state-listed species. Once initial disturbance has been completed and site vegetation removed, the biological monitor would not be required to monitor grading activities or further construction activities.

The completion of the identified steps shall ensure that the project is in compliance with the ESA and State regulations regarding protected species.

___ Contractor shall check off area once the mitigation assessment fee required by the Precise Development Plan has been paid. (Attach Receipt)

Biologist Section:

Compliance with Item No. 4 signed off by assigned Biologist

(Date Signed)

Mitigation Condition No. 3

Issues Addressed: Conformance with Plans / Compatible Land Use and Zoning

Reasoning: The EA process requires that project be reviewed for compliance with local zoning, compatible uses and shall be implemented in compliance with the conditions of an adopted Conditional Use Permit issued for the site.

The project site is designated High Residential pursuant to the Metro Bakersfield General Plan and zoned R-2(Medium Residential).

The contractor has completed its responsibilities as to the requirements above for conformance with plans:

(Signed by contractor)

(Date Signed)

Mitigation Condition No. 4

Issued Addressed: National Historic Preservation

Reasoning: To ensure no impacts to historic or cultural resources occur as a result of implementation, the following shall be incorporated to address potential to encounter unknown historic or cultural resources during implementation.

1. During implementation of the undertaking, in the event that cultural and historical resources are discovered, further consultation with SHPO would be required pursuant to 36 CFR Part 800.13(b).
2. During implementation of the undertaking, if any archaeological resources are encountered during the course of construction, a qualified archaeologist shall be consulted for further evaluation.
3. If human remains or potential human remains are observed during construction, work in the vicinity of the remains will cease, and the find be treated in accordance with the provisions of State Health and Safety Code Section 7050.5. The protection of human remains follows California Public Resources Codes, Sections 5097.94, 5097.98 and 5097.99.

Please sign below were appropriate:

With signature below the contractor certifies that either no cultural resources were discovered during implementation:

Name (Date Signed)

In the case findings were made during implementation the Contractor certifies; a) the finds were documented by a qualified cultural resource specialist prior to undertaking work in the area of discovery, b) and that additional consultation requirements with SHPO, if necessary, were satisfied:

Name (Date Signed)

Mitigation Condition No. 5

Issue Addressed: Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff

Reasoning: The subject site and soil conditions (with the exception of the very loose surface soils, fill material, moderately compressible upper native soils, and previous development) appear to be conducive to the development of the project.

During implementation of the undertaking:

1. A plan for the disposal of drainage waters originating on site and from adjacent road rights of way shall be approved by the Kern County Public Works Department - Building & Development - Floodplain, if required. Easements or grant deeds shall be given to the County of Kern for drainage purposes or access thereto, as necessary.

(Identify features incorporated into design to address drainage - storm water runoff)

(Signed by Contractor) (Date Signed)

Mitigation Condition No. 6

Issues: Waste Water / Sanitary Sewers

1. As to waste water/sanitary sewer service, North of the River Sanitary District No. 1 provides service in the area of the project. The utility provider's comments include; The property can be served by the North of the River Sanitary District subject to the following: Adherence to the District's specifications; Property owner responsible for connecting to the District's sewer system; and Payment to the District for capacity fees:

Once the required permit(s) have been obtained, the Contractor shall sign below:

(Signed by Contractor)

(Date Signed)

Mitigation Condition No. 7

Issues: Water Supply

Reasoning: The site is within an area served by the Oildale Mutual Water Company. Oildale Mutual Water Company provided a "will serve" letter for the site, valid for two years to serve the development. However, Oildale Mutual Water Company noted in the letter that to provide adequate water for domestic use as well as fire service protection, Water service will be supplied by the Oildale Mutual Water Company to the parcel upon installation of all water lines necessary to service the parcel and satisfactory completion of all provisions required by the Company and those required by regulating entities at the time of development.

Prior to the issuance of any grading or building permits: Installation of facilities through developer funding shall be made in accordance with the current rules and regulations of the CPUC including, among others, Tariff Rules 15 and 16 and General Order 03-A. To provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to, booster pumps, storage tanks and/or water wells, in addition to the cost of mains and services. Oildale Mutual Water Company will provide more specific information regarding special facilities and fees after you provide us with your improvement plans, fire department requirements, and engineering fees.

Once the conditions of the "will-serve" letter have been satisfied and the necessary permissions obtained, the Contractor shall sign below. The provision of signature is an acknowledgement of the conditions of the will serve letter and an agreement to abide to the requirements during the implementation of the permit.

(Signed by Contractor)

(Date Signed)

Mitigation Condition No. 8

Issues: Transportation and Accessibility

Reasoning: For residents with access to a private vehicle, there will be a minor increase in the number of vehicle trips per day in the immediate vicinity of the site.

1. Prior to final occupancy approval: Under Encroachment Permit, issued by the Kern County Public Works Department, the applicant shall construct Type "A" Subdivision improvements along the easterly project frontage of Covey Street. These improvements may be, sidewalk, drive approaches, alley paving tie-in to parking lot.
2. Prior to final occupancy approval: All easements shall be kept open, clear, and free from buildings and structures of any kind pursuant to Chapters 18.50 and 18.55 of the Kern County Land Division Ordinance. All obstructions, including utility poles and lines, trees, pole signs, fences, or similar obstructions, shall be removed from the ultimate road rights-of way. Compliance with this requirement is the responsibility of the applicant and may result in significant financial expenditures.

Contractor signature below confirms that the applicable design related issues have been resolved to the satisfaction of the Kern County Public Works Department.

(Contractor Signature)

(Date Signed)

Mitigation Condition No. 9

Issues: Education

Reasoning: The construction of 12 new residential units will have minor impacts on schools and educational needs in the community. The project is subject to development related fees to address the effects the project may have on school related facilities.

Prior to the issuance of any grading or building permits: A development fee shall be collected as mitigation for construction of new housing, multi-family affordable housing units, as required under Education Code Section 17620 and Government Code Section 65995 et seq. (all as amended with operative date of November 4, 1998). The fees are presently set at \$3.79 per square foot, and are subject to Cost of Living Adjustment (COLA) adjustment every two years. Contractor signature below confirms that the applicable school related (District) fees have been paid.

(Signed by Contractor)

(Date Signed)