

# **Mitigation Monitoring and Reporting Program**

---

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Initial Study – Mitigated Negative Declaration, specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

*This page intentionally left blank.*

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<b>Aesthetics</b>							
<p><b>Mitigation Measure AES-1. Dark Sky Certification for Sports Field Lighting</b></p> <p>Prior to issuance of building permits for any new field lighting at Ramsay Park, the City of Watsonville Public Works Department shall obtain Dark-Sky Certification with the International Dark-Sky Association (IDA) for all proposed field lighting designs to ensure sky glow and light pollution is minimized to the extent possible. Possible lighting controls, as recommended by IDA, could include the following:</p> <ul style="list-style-type: none"> <li>a. Automatic and/or remote-control system via smartphone apps, or direct remote communication to the company facility responsible for handling the lighting controls, to enforce shut-off at locally established curfew time, not to be later than 11:00 PM (2300 hours).</li> <li>b. Onsite manual and/or remote-control system shall also be provided to allow for the lights to be turned on or off at will (before curfew) to assure that only active sports fields are lighted.</li> <li>c. Provide readily accessible controls to implement uniform and variable adaptive illumination levels for different task lighting needs on field (e.g., class of play, competition athletics, band practice, striping, mowing, sports practice, etc.). Adaptive dimming shall be possible across the range of 25% to 100% of full illumination.</li> <li>d. A formal policy defining the appropriate level of illumination necessary for the specific activities and curfew times must be established and enforced.</li> </ul> <p>Public Works staff shall submit all proposed sports field lighting designs utilizing the “IDA Community Friendly Outdoor Sports Lighting Program Application” to complete IDA’s Phase I – Design Analysis review process. Once project improvements are installed, the City’s Public Works staff shall submit for IDA’s Phase II – Field Verification.</p>	<p>Ensure outdoor lighting follows IDA guidelines.</p> <p>Minimize lighting impacts to adjacent sensitive habitat.</p>	<p>Submit IDA application prior to issuance of building permit.</p> <p>Obtain IDA’s Phase II – Field Verification once lighting is installed.</p>	<p>Twice.</p>	<p>Project proponent (City of Watsonville Parks &amp; Community Services Dept. and/or Public Works &amp; Utilities Dept.)</p>			

City of Watsonville  
**Ramsay Park Renaissance Project**

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<b>Air Quality</b>							
<p><b>Mitigation Measure AQ-1. Construction Management Plan and Dust Emissions Reduction</b></p> <p>To reduce dust emissions from demolition, grading, and construction activities on the project site, the City of Watsonville will prepare a Construction Management Plan and implement it during construction activities. The plan will include the following measures:</p> <p>a. The following language shall be included in all bid documents, grading and construction plans prior to the issuance of a building permit, and will be implemented by the project contractor during construction:</p> <ol style="list-style-type: none"> <li>1. All exposed surfaces (e.g., parking areas, staging area, soil piles, graded areas, and unpaved access roads) will be watered with non-potable water twice per day, at a minimum.</li> <li>2. All haul trucks transporting soil, sand, or other loose material off-site will be covered.</li> <li>3. All vehicle speeds on unpaved roads will be limited to 15 miles per hour.</li> <li>4. All roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>5. Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</li> <li>6. All construction equipment will be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</li> <li>7. Stage construction equipment and materials as far away from residential land uses to the extent feasible.</li> </ol>	<p>Prepare a Construction Management Plan.</p> <p>Reduce dust emissions.</p>	<p>Prior to issuance of grading or building permits; ongoing throughout project construction.</p>	<p>Periodically throughout project construction.</p>	<p>City of Watsonville Public Works &amp; Utilities Department (Public Works Inspector)</p>			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p><b>Mitigation Measure AQ-2. Construction Equipment</b>                      The City of Watsonville will include the following measures in its Construction Management Plan identified in Mitigation Measure AQ-1:</p> <ul style="list-style-type: none"> <li>a. Heavy-duty diesel vehicles will have 2010 or newer model year engines, in compliance with the California Air Resources Board’s Truck and Bus Regulation, and will not be staged within 500 feet of occupied residences.</li> <li>b. Idling of construction equipment and heavy-duty diesel trucks will be avoided where feasible, and if idling is necessary, it will not exceed three minutes.</li> <li>c. All construction equipment will be maintained and properly tuned in accordance with manufacturer’s specifications and will be checked by a certified visible emissions evaluator.</li> <li>d. All non-road diesel construction equipment will, at a minimum, meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, §89.112. Further, where feasible, construction equipment will use alternative fuels such as compressed natural gas, propane, electricity or biodiesel.</li> </ul>	Reduce construction equipment emissions.	Ongoing throughout project construction.	Periodically throughout project construction.	City of Watsonville Public Works & Utilities Department (Public Works Inspector)			
<b>Biological Resources</b>							
<p><b>Mitigation Measure BIO-1. Pre-Disturbance Santa Cruz Tarplant and Congdon’s Tarplant Survey</b>                      The blooming season prior to ground disturbance (May/June to October), a biologist qualified in botany shall conduct a focused survey for Santa Cruz tarplant and Congdon’s tarplant in accordance with current CDFW and CNPS rare plant survey protocols (CDFW 2018 and CNPS 2001). The survey shall be conducted in the areas shown in Figure 11, Habitat Map, and shall occur during the peak blooming period for these species to determine their presence or absence (typically August through September). If possible, known reference populations of the target species in the project vicinity shall first be visited to verify that the species is observable, and the focused survey shall be conducted within two weeks of observing the reference population in full bloom.</p>	Ensure qualified biologist conducts pre-construction surveys using specified protocol and methods. If plant is found during surveys, ensure biologist prepares a Habitat mitigation and monitoring plan that includes information specified in measure. If applicable, ensure replacement population is established at ratio	Implement surveys, as described in the mitigation measure, prior to the start of construction. If applicable, establish mitigation population or other mitigation determined by CDFW following project construction. If applicable, implement success monitoring annual, following established of mitigation	Once prior to start of construction, and if applicable, annually in accordance with the habitat mitigation and monitoring plan.	Project proponent (City of Watsonville Parks & Community Services Dept. and/or Public Works & Utilities Dept.) and qualified biologist.			

City of Watsonville  
**Ramsay Park Renaissance Project**

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>If neither species is found or if either species is observed and impacts can be completely avoided, then no further mitigation would be required. The biologist shall prepare a brief report documenting the results of the survey for submittal to the City of Watsonville prior to ground disturbance.</p> <p>If the focused surveys identify Congdon’s tarplant within the project site boundary and it would be affected by the proposed project, then appropriate mitigation shall be developed by the biologist and implemented by the City of Watsonville prior to issuance of a grading permit. Measures may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>a. A qualified biologist shall identify an on-site or off-site mitigation area suitable for restoration of habitat and seed transplantation for this annual herb. The City of Watsonville shall be responsible for the placement of a conservation easement over the mitigation area and the provision of funds to ensure the restoration of the mitigation area and its preservation in perpetuity.</li> <li>b. Prior to approval of a grading permit, a qualified biologist or native plant specialist shall perform seed collection from all special-status plants located within the impact areas and implement seed installation at the mitigation area at the optimal time. Additionally, topsoil from the special-status species occurrence area(s) shall be salvaged (where practical) for use in the mitigation area.</li> <li>c. A maintenance and monitoring program shall be developed by a qualified biologist and established for a minimum of five years after mitigation area installation to verify that restoration activities have been successful. Maintenance activities may include, but not be limited to, watering during the plant establishment period, supplemental seed planting as needed, and removal of non-native plants. Monitoring shall include, at a minimum, quarterly monitoring reports for the first year and annual reports for the remaining four years. The performance standard for successful mitigation shall be a minimum 3:1 replacement ratio (i.e., three plants observed in mitigation area for each plant lost from the project</li> </ul>	<p>specified by CDFW or 3:1, whichever is greater, and monitored according to the habitat mitigation and monitoring plan.</p> <p>Ensure annual monitoring reporting is conducted by the City.</p>	<p>population.</p>					

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>site) achieved in at least one of the five years of monitoring.</p> <p>If the focused surveys identify Santa Cruz tarplant within the project site boundary and it would be affected by the proposed project, then an incidental take permit shall be obtained from the California Department of Fish and Wildlife and possibly the U.S. Fish and Wildlife Service (if federally listed wildlife species will also be impacted). Measures to avoid, minimize, and mitigate impacts to Santa Cruz tarplant may include, but not be limited to, those listed in in (1), above, and will be further refined in the incidental take permit(s). Permit(s) shall be acquired, and measures shall be implemented by the City of Watsonville prior to ground disturbance.</p>							
<p><b>Mitigation Measure BIO-2. Pre-Construction California Red-legged Frog Surveys</b></p> <p>The City of Watsonville shall hire a qualified biologist to conduct preconstruction surveys following the guidance documented in the Revised Guidance on Site Assessments and Field Surveys for the California Red-legged Frog (USFWS 2005) no more than two weeks (14 days) prior to the start of construction activities. The project site will be surveyed for potential migratory and/or upland activity. The qualified biologist shall prepare a report documenting the results of the preconstruction surveys for submittal to the City of Watsonville prior to ground disturbance.</p> <p>If California red-legged frog is found, the City of Watsonville will coordinate with the USFWS and/or CDFW to determine the appropriate course of action per the requirements of FESA and/or CESA (e.g., obtaining Incidental Take Permits) and implement the permit requirements prior to ground disturbance.</p>	<p>Ensure approved biologist conducts surveys for California red-legged frog.</p> <p>If applicable, an authorized, ensure California red-legged frog are relocated.</p>	<p>Within two weeks prior to the start of project construction.</p>	<p>Once.</p>	<p>Project proponent (City of Watsonville Parks &amp; Community Services Dept. and/or Public Works &amp; Utilities Dept.) and qualified biologist.</p>			

City of Watsonville  
**Ramsay Park Renaissance Project**

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p><b>Mitigation Measure BIO-3. Worker Environmental Awareness Training</b></p> <p>Prior to approval of a grading permit, the City of Watsonville shall hire a qualified biologist to conduct a training session for all construction personnel. At a minimum, the training shall include a description of special-status species potentially occurring in the project vicinity, including, but not limited to, California red-legged frog, western pond turtle, tricolored blackbird, monarch butterfly, special-status bats, and nesting birds and raptors. Their habitats, general measures that are being implemented to conserve species as they relate to the project, and the boundaries within which construction activities will occur will be explained. Informational handouts with photographs clearly illustrating the species' appearances shall be used in the training session. All new construction personnel shall undergo this mandatory environmental awareness training.</p> <p>The qualified biologist will train biological monitors selected from the construction crew by the construction contractor (typically the project foreman). Before the start of work each day, the monitor will check for animals under any equipment such as vehicles and stored pipes within active construction zones.</p> <p>The monitor will also check all excavated steep-walled holes or trenches greater than one foot deep for trapped animals. If a special-status species is observed within an active construction zone, the qualified biologist will be notified immediately and all work within 50 feet of the individual will be halted and all equipment turned off until the individual has left the construction area.</p> <p>The qualified biologist shall provide documented evidence of completion of this training to the City of Watsonville prior to ground disturbance.</p>	<p>Ensure a qualified biologist provides specified training to construction personnel.</p>	<p>Training: Prior to start of construction.  Monitoring/reporting: during project construction.</p>	<p>Training: once.  Monitoring and reporting: ongoing throughout project construction.</p>	<p>Project proponent (City of Watsonville Parks &amp; Community Services Dept. and/or Public Works &amp; Utilities Dept.) and qualified biologist.</p>			



Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p><b>Mitigation Measure BIO-4. Red-legged Frogs Avoidance</b></p> <p>The City of Watsonville shall ensure the following measures from the USFWS Programmatic Biological Opinion for Issuance of Permits under Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act, including Authorizations Under 22 Nationwide Permits, for Projects that May Affect the Threatened California Red-legged Frog in Nine San Francisco Bay Area Counties, California (USFWS 2014) are implemented. If at any point California red-legged frog is found, the City of Watsonville will coordinate with the USFWS and/or CDFW to determine the appropriate course of action per the requirements of FESA and/or CESA (e.g., obtaining Incidental Take Permits) and implement the permit requirements prior to ground disturbance.</p> <p>a. A qualified biologist shall be onsite during all activities within 200 feet from the outer edge of wetland vegetation along Watsonville Slough.</p> <p>b. To the extent possible, all ground-disturbing work within 200 feet from the outer edge of wetland vegetation along Watsonville Slough shall be avoided between November 1 and March 31, the time period when California red-legged frogs are most likely to be moving through upland areas.</p> <p>c. Prior to construction activities, exclusionary fencing shall be placed to keep construction vehicles and personnel from impacting potentially jurisdictional waters and riparian/wetland habitat outside of work areas. A biological monitor shall supervise the installation of exclusionary fencing and monitor at least once per week until construction is complete to ensure that the protective exclusionary fencing remains intact. Exclusion fencing material shall be selected to avoid accidental entrapment of wildlife species, such as fencing with a smaller gauge or no gaps at all (e.g., Animex™ fencing).</p> <p>d. To minimize harassment, injury, death, and harm in the form of temporary habitat disturbances, all project-related vehicle traffic shall be restricted to established roads, construction areas, equipment staging, storage, parking, and stockpile areas.</p>	<p>If California red-legged frogs are detected ensure approved biologist is onsite during all ground disturbing activities, including vegetation removal, grading, and exclusion fence installation and removal.</p> <p>After activities are complete, ensure the biologist conducts periodic inspections weekly.</p> <p>Ensure construction activities are completed between March 31 and November 1 to the extent feasible.</p> <p>Place conditions of approval on the grading permit and building permit requiring staging and refueling areas are located at least 100 feet from riparian habitat or water bodies.</p>	<p>During project construction.</p>	<p>Daily during all ground disturbing activities, including vegetation removal, grading, and exclusion fence installation and removal; weekly following completion of these activities throughout the duration of construction; and monthly reports documenting compliance.</p>	<p>Project proponent (City of Watsonville Parks &amp; Community Services Dept. and/or Public Works &amp; Utilities Dept.) and qualified biologist.</p>			

City of Watsonville  
**Ramsay Park Renaissance Project**

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>e. If a California red-legged frog is encountered, all activities which have the potential to result in the harassment, injury, or death of the individual shall be immediately halted. A qualified biologist shall then assess the situation and select a course of action that shall avoid or minimize adverse effects to the animal.</p> <p>f. Uneaten human food and trash attracts crows, ravens, coyotes, and other predators of the California red-legged frog. A litter control program shall be instituted at each project site. All workers shall ensure their food scraps, paper wrappers, food containers, cans, bottles, and other trash are deposited in covered or closed trash containers. The trash containers shall be removed from the project site at the end of each working day.</p> <p>g. Loss of soil from run-off or erosion shall be prevented with straw bales, straw wattles, or similar means provided they do not entangle, block escape or dispersal routes of the California red-legged frog.</p> <p>h. No insecticides or herbicides shall be used at the project site during construction or long-term operational maintenance where there is the potential for these chemical agents to enter the river, or uplands that contain potential habitat for the California red-legged frog.</p> <p>i. No pets shall be permitted at the project site, to avoid and minimize the potential for harassment, injury, and death of the California red-legged frog.</p> <p>j. For onsite storage of pipes, conduits, and other materials that could provide shelter for special-status species, an open-top trailer shall be used to elevate the materials above ground. This is intended to reduce the potential for animals to climb into the conduits and other materials.</p> <p>k. To the maximum extent possible, night-time construction shall be minimized or avoided because dusk and dawn are often the times when the California red-legged frog is most actively moving and foraging.</p> <p>l. Plastic monofilament netting (erosion control matting), loosely woven netting, or similar material in any form</p>							

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>shall not be used at the project site because California red-legged frogs can become entangled and trapped in them. Materials utilizing fixed weaves (strands cannot move), polypropylene, polymer, or other synthetic materials shall not be used.</p> <p>m. Trenches or pits one foot or deeper that are going to be left unfilled for more than 48 hours shall be securely covered with boards or other material to prevent the California red-legged frog from falling into them.</p> <p>The qualified biologist shall submit monthly reports documenting compliance with Measure BIO-4 to the City of Watsonville during construction within 200 feet from the outer edge of wetland vegetation along Watsonville Slough.</p>							
<p><b>Mitigation Measure BIO-5. Western Pond Turtle Avoidance</b></p> <p>The City of Watsonville shall implement the following measures for the protection of western pond turtle:</p> <p>a. Within 24 hours prior to vegetation removal or ground-disturbing activities within 200 feet from the outer edge of riparian vegetation along Watsonville Slough, the City of Watsonville shall retain a qualified biologist familiar with western pond turtles, including their eggs and nests, to conduct a pre-construction survey of the area in and adjacent to the project site. If any pond turtles are found in or adjacent to the project site, construction activities shall not commence until the turtles have left the area or the qualified biologist relocates the turtles to nearby suitable habitat a minimum of 300 feet from the project site. Pond turtle relocation shall only be conducted with CDFW authorization.</p> <p>b. During all initial ground-disturbing activities within 200 feet from the outer edge of wetland vegetation along Watsonville Slough, the qualified biologist shall monitor construction activity to assess the potential impacts to turtles and/or their nests, if present. If a western pond turtle nest is discovered during initial ground-disturbing activity, all work shall stop and the</p>	<p>Ensure pre-construction surveys are conducted by qualified biologists.</p> <p>Ensure western ponds turtles are relocated to the appropriate relocation site.</p>	<p>Within 24 hours prior to the start of construction activities.</p>	<p>Once.</p>	<p>Project proponent (City of Watsonville Parks &amp; Community Services Dept. and/or Public Works &amp; Utilities Dept.) and qualified biologist.</p>			

City of Watsonville  
**Ramsay Park Renaissance Project**

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>CDFW shall be contacted for guidance on how to proceed. Relocation of pond turtles and/or their nests shall only be conducted with CDFW authorization.</p> <p>c. Disturbance to riparian vegetation along Watsonville Slough shall be avoided. Placement of all staging areas, access roads, and other construction related facilities shall be located away from Watsonville Slough.</p> <p>d. Within 200 feet from the outer edge of wetland vegetation along Watsonville Slough, all construction-related holes shall be covered at the end of each workday to prevent entrapment of western pond turtles.</p> <p>The qualified biologist shall prepare a report documenting the results of the preconstruction survey for submittal to the City of Watsonville prior to ground disturbance. The qualified biologist shall submit monthly reports documenting compliance with measures 5b – 5d to the City of Watsonville during construction within 200 feet from the outer edge of wetland vegetation along Watsonville Slough.</p>							
<p><b>Mitigation Measure BIO-6. Butterfly Survey and Avoidance</b></p> <p>Prior to initiation of ground disturbance, a late fall/early winter butterfly survey of trees on the project site shall be conducted by a qualified biologist. A copy of the survey shall be submitted to the City of Watsonville upon completion. If the results of the survey do not identify any potential overwintering monarch butterflies onsite, no further mitigation is required. If overwintering monarchs are determined to use the site, the City shall avoid removal of trees used for overwintering by monarchs to the greatest extent feasible. If trees cannot be avoided, tree removal shall occur outside of the overwintering period, which generally occurs from November through February, or until a qualified biologist has determined that overwintering monarchs are no longer using the site.</p>	<p>Ensure pre-construction survey are conducted by qualified biologists. If overwintering monarch are found, ensure avoidance measures are implemented.</p>	<p>Prior to start of project construction.</p>	<p>Once.</p>	<p>Project proponent (City of Watsonville Parks &amp; Community Services Dept. and/or Public Works &amp; Utilities Dept.) and qualified biologist.</p>			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p><b>Mitigation Measure BIO-7. Pre-Construction Bats and Roosting Sites Survey</b></p> <p>Approximately two weeks (14 days) prior to tree removal or construction activities, a qualified biologist shall conduct a habitat assessment for bats and potential roosting sites in trees to be removed, in trees within 50 feet of the construction easement. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an “Anabat” unit. Potential roosting features found during the survey shall be flagged or marked.</p> <p>If no roosting sites or bats are found, a letter report confirming absence shall be prepared and submitted to City of Watsonville and no further mitigation is required. If bats or roosting sites are found, bats shall not be disturbed without specific notice to and consultation with CDFW.</p> <p>If bats are found roosting outside of the nursery season (May 1 through October 1), CDFW shall be consulted prior to any eviction or other action. If avoidance or postponement is not feasible, a Bat Eviction Plan will be submitted to CDFW for written approval prior to project implementation. A request to evict bats from a roost includes details for excluding bats from the roost site and monitoring to ensure that all bats have exited the roost prior to the start of activity and are unable to re-enter the roost until activity is completed. Any bat eviction shall be timed to avoid lactation and young-rearing. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. Because bat pups cannot leave the roost until they are</p>	<p>Ensure approved biologist conducts surveys for bats and roosting sites.</p> <p>Ensure proper documentation and CDFW consultation prior to any eviction or other action, if applicable.</p>	<p>Within two weeks prior to the start of project construction.</p>	<p>Once.</p>	<p>Project proponent (City of Watsonville Parks &amp; Community Services Dept. and/or Public Works &amp; Utilities Dept.) and qualified biologist.</p>			

City of Watsonville  
**Ramsay Park Renaissance Project**

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the CDFW) shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season. Once the absence of roosting bats has been confirmed, a letter report will be prepared and submitted to the City of Watsonville.</p>							
<p><b>Mitigation Measure BIO-8. Pre-Construction Nesting Birds Survey</b></p> <p>The current construction schedule will require 18 months to complete. If construction is initiated during the bird nesting season (January 15 through September 15), then a qualified biologist will conduct a pre-construction survey for nesting birds to ensure that no nests would be disturbed during project construction.</p> <p>a. Two surveys for active bird nests will occur within 14 days prior to start of construction, with the final survey conducted within 48 hours prior to construction. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys will be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. If no nesting birds are found, a letter report confirming absence will be prepared and submitted to the City of Watsonville and no further mitigation is required.</p> <p>b. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize</p>	<p>Restrict ground disturbance and vegetation removal activities to the non-breeding season for birds, when feasible. If breeding season avoidance is not feasible, ensure qualified biologist conducts pre-construction nesting bird surveys. If active nests are discovered, ensure construction-free buffers are established and maintained until the end of nesting season (January 15 – September 15) or until a biologist determines the young have fledged the nest.</p>	<p>Not more than 14 days prior to start of construction activities if such activities are initiated during breeding bird season.</p>	<p>Twice prior to start of project construction; ongoing throughout construction if active nests are discovered.</p>	<p>City of Watsonville Public Works &amp; Utilities Department (Public Works Inspector) in coordination with Parks &amp; Community Services Department, Community Development Department, Planning Division (Principal Planner) and qualified biologist.</p>			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>“normal” bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active. Once the absence of nesting birds has been confirmed, a letter report will be prepared and submitted to the City of Watsonville.</p>							
<p><b>Mitigation Measure BIO-9. Construction Setbacks</b>                      Given the high quality and diverse ecological functions of the Watsonville Slough habitats; construction activities shall be set back at least 50 feet from the outer edge of wetland vegetation.</p> <p>All fueling and maintenance of vehicles and other equipment and staging areas shall occur at least 50 feet from aquatic habitat. Prior to the onset of work, the construction contractor shall provide written documentation to the City of Watsonville that a plan to allow a prompt and effective response to any accidental spills has been prepared. All spills shall be cleaned up immediately with contaminated materials disposed of offsite in an appropriate facility.</p>	Ensure appropriate setbacks are established. Ensure spill kits are onsite. Ensure all spills are cleaned up immediately.	During project construction.	Ongoing during project construction.	City of Watsonville Public Works & Utilities Dept. (Public Works Inspector)			
<p><b>Mitigation Measure BIO-10. Landscaping Species</b>                      Onsite landscaping shall be limited to drought-tolerant species, fire-resistant species, and species capable of increasing soil stability; with preference to plant species endemic to Santa Cruz County. Species from the California Invasive Plant Council’s (Cal-IPC) Invasive Plant List (Cal-IPC 2019) shall be removed if present and not included in any new landscaping.</p>	Ensure appropriate landscaping planting. Ensure invasive plants are removed and not included in new landscaping.	Prior to issuance of building permit.	Once.	Project proponent (City of Watsonville Parks & Community Services Dept. and/or Public Works & Utilities Dept.)			

City of Watsonville  
**Ramsay Park Renaissance Project**

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p><b>Mitigation Measure BIO-11. Impacts to Riparian or Wetland Areas Permitting</b></p> <p>If impacts to riparian or wetland areas cannot be avoided, the City of Watsonville will retain a qualified biologist to determine the extent of potential wetlands and waterways regulated by the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and CDFW. If the USACE claims jurisdiction, the City shall retain a qualified biologist to obtain a Clean Water Act Section 404 Nationwide Permit. If the impacts to the drainage features do not qualify for a Nationwide Permit, the City will proceed with the qualified biologist in obtaining an Individual Permit from the USACE. The City will then retain a qualified biologist to coordinate with the RWQCB to obtain a Clean Water Act Section 401 Water Quality Certification. If necessary, the City will also retain a qualified biologist to coordinate with the CDFW to obtain a Streambed Alteration Agreement.</p> <p>To compensate for temporary and/or permanent impacts to Waters of the U.S. that would be impacted as a result of the proposed project, mitigation shall be provided as required by the regulatory permits. Mitigation would be provided through one of the following mechanisms:</p> <ul style="list-style-type: none"> <li>a. A Wetland Mitigation and Monitoring Plan shall be developed that will outline mitigation and monitoring obligations for temporary impacts to wetlands and other waters as a result of construction activities. The Wetland Mitigation and Monitoring Plan would include thresholds of success, monitoring and reporting requirements, and site-specific plans to compensate for wetland losses resulting from the project. The Wetland Mitigation and Monitoring Plan shall be submitted to the appropriate regulatory agencies for review and approval during the permit application process.</li> <li>b. To compensate for permanent impacts, the purchase and/or dedication of land to provide suitable wetland restoration or creation shall ensure a no net loss of wetland values or functions. If restoration is available and feasible, a minimum 1:1 mitigation to impact</li> </ul>	<p>Ensure qualified biologist prepares a Wetland Mitigation and Monitoring Plan and obtain any required permits, if impacts to riparian or wetland areas cannot be avoided.</p> <p>If applicable, ensure minimum 1:1 mitigation to impact ratio.</p>	<p>Prior to issuance of grading or building permit, if applicable.</p>	<p>Once prior to permit issuance; then periodically throughout construction, if applicable.</p>	<p>Project proponent (City of Watsonville Parks &amp; Community Services Dept. and/or Public Works &amp; Utilities Dept.)</p>			



Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
ratio would apply to projects for which mitigation is provided in advance.							
<p><b>Mitigation Measure BIO-12. Outdoor Lighting</b></p> <p>Prior to City approval of the construction plans, the following design guidelines for outdoor lighting shall be incorporated:</p> <ul style="list-style-type: none"> <li>a. New outer outdoor lighting shall be directed away from the adjacent sensitive habitats associated with Watsonville Slough.</li> <li>b. Dimmer lights, the use of motion sensors, and late night off-periods shall be used to minimize lighting impacts to the adjacent sensitive habitat.</li> <li>c. Generally following the International Dark-Sky Association guidelines for minimizing light pollution, outdoor lighting shall be provided in a manner that provides for nighttime safety, utility, security, and enjoyment while preventing light trespass into natural areas surrounding the sites.</li> <li>d. The design objective shall be to preclude any net increase in ambient lighting into adjacent sensitive habitats.</li> <li>e. All external lighting shall include full-cutoff angles, which focus on target areas and do not extend to adjacent sensitive habitat.</li> <li>f. Any pedestrian/bicycle pathway safety lighting shall be limited to low-bollard style lights that limit illumination to the trail surface.</li> </ul>	<p>Ensure outdoor lighting follows IDA guidelines.</p> <p>Minimize lighting impacts to adjacent sensitive habitat.</p>	<p>Prior to issuance of building permit.</p>	<p>Once.</p>	<p>Project proponent (City of Watsonville Parks &amp; Community Services Dept. and/or Public Works &amp; Utilities Dept.)</p>			
<b>Cultural Resources</b>							
<p><b>Mitigation Measure CR-1. Archaeological and Cultural Sensitivity Training</b></p> <p>A qualified archaeologist shall provide archaeological and cultural sensitivity training for all construction personnel associated with any ground disturbing activities (including tree and vegetation removal, tree planting, demolition and/or grading).</p>	<p>Ensure a qualified archaeologist provides specified training to construction personnel.</p>	<p>Prior to start of project construction.</p> <p>Repeat with new hire of construction staff.</p>	<p>Once prior to construction; and repeat for any new construction personnel.</p>	<p>Project proponent (City of Watsonville Parks &amp; Community Services Dept. and/or Public Works &amp; Utilities Dept.) and qualified archaeologist.</p>			

City of Watsonville  
**Ramsay Park Renaissance Project**

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>The training will be conducted by a qualified archaeologist that meets the Secretary of the Interior’s standards for archaeology. The training will take place at a day and time to be determined in conjunction with the project construction foreman, and prior to any scheduled ground disturbance. The training will include the following: a human osteology handout; a discussion of applicable laws and penalties; samples or visual aids of artifacts that could be encountered in the project vicinity, including what those artifacts and resources may look like partially buried, or wholly buried and freshly exposed; and instructions to halt work in the vicinity of any potential cultural resource discovery, and notify the Native American monitor as necessary. Due to the proximity of human burials, it is recommended that all personnel directly involved in project-related ground disturbance be informed of what human skeletal remains may look like partially buried, or wholly buried and freshly exposed and instructions to halt work in the vicinity of any human remains discovery. The foreman will keep a copy of the sensitivity training materials in his or her vehicle as a reference. Having reference material in the vehicle does not replace contacting an archaeologist or a Native American monitor should resources be uncovered.</p>							
<p><b>Mitigation Measure CR-2. Unanticipated Discovery of Cultural Resources</b>            If any prehistoric or historic subsurface cultural resources, including tribal cultural resources, are discovered during ground-disturbing activities (including tree and vegetation removal, tree planting, demolition and/or grading):</p> <ol style="list-style-type: none"> <li>a. All work within 50 feet of the resources shall be halted and a qualified archaeologist shall be consulted to assess the significance of the find according to CEQA Guidelines Section 15064.5.</li> <li>b. If any find is determined to be significant, representatives from the City of Watsonville Parks &amp; Community Services, Public Works &amp; Utilities, and Community Development Departments and the archaeologist shall meet to determine the appropriate avoidance measures or other appropriate mitigation.</li> </ol>	<p>Stop work upon discovery of cultural resources and contact a qualified archaeologist. If tribal cultural resources are encountered, also contact Native American representative. Prepare mitigation plan as needed, as described in the measure.</p>	<p>Concurrent with the start of project construction, and throughout project construction.</p>	<p>Ongoing throughout project construction involving ground disturbance.</p>	<p>City of Watsonville Public Works &amp; Utilities Dept. (Public Works Inspector) in coordination with Parks &amp; Community Services Dept., Community Development Dept., Planning Division (Principal Planner) and project construction personnel.</p>			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>c. All significant prehistoric cultural materials and or tribal cultural resources recovered shall be returned to Native American tribes traditionally and culturally affiliated with the area.</p> <p>d. In considering any suggested mitigation proposed by the consulting archaeologist to mitigate impacts to historical resources or unique archaeological resources, the City shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, proposed project design, costs, and other considerations.</p> <p>e. If avoidance is infeasible, other appropriate measures (e.g., data recovery) would be implemented.</p> <p>f. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is being carried out.</p>							
<p><b>Mitigation Measure CR-3. Unanticipated Discovery of Human Remains</b></p> <p>California Health and Safety Code Section 7050.5 and the CEQA Guidelines Section 15064.5(e) contain the mandated procedures of conduct following the discovery of human remains. According to the provisions in CEQA, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The Santa Cruz County Coroner shall be notified immediately. The Coroner shall then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours, who would, in turn, notify the person the Native American Heritage Commission identifies as the Most Likely Descendant of any human remains. Further actions shall be determined, in part, by the desires of the Most Likely Descendant. The Most Likely Descendant has 48 hours to make recommendations regarding the disposition of the remains following notification from the Native American Heritage Commission of the discovery. If the Most Likely Descendant does not make recommendations within 48 hours, the owner shall, with</p>	<p>Stop work upon discovery of human remains and notify the County Coroner, who shall conduct inspection and notification procedures as described in the measure. The County Coroner shall determine when work may resume.</p>	<p>Concurrent with the start of project construction, and throughout project construction.</p>	<p>Ongoing throughout project construction involving ground disturbance.</p>	<p>City of Watsonville Public Works &amp; Utilities Department (Public Works Inspector) in coordination with Community Development Department, Planning Division (Principal Planner) and project construction personnel.</p>			

City of Watsonville  
**Ramsay Park Renaissance Project**

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the Most Likely Descendant’s recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.							
<b>Geology and Soils</b>							
<b>Mitigation Measure GEO-1. Unanticipated Discovery of Paleontological Resources</b> If paleontological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been prepared and approved by the City Planning Department. Work shall be allowed to continue outside of the buffer area. The City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist’s discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing. Paleontological monitoring may be required and will be outlined in the treatment plan.	Stop work upon discovery of a fossil (or other paleontological resource) and notify a qualified paleontologist, who will evaluate the discovery and determine additional mitigation or treatment, as described in the measure. The paleontologist shall determine when work may resume.	Concurrent with the start of project construction, and throughout project construction.	Ongoing throughout project construction involving ground disturbance.	City of Watsonville Public Works & Utilities Department (Public Works Inspector) in coordination with Community Development Department, Planning Division (Principal Planner) and project construction personnel.			
<b>Greenhouse Gas Emissions</b>							
<b>Mitigation Measure GHG-1. Greenhouse Gas Reduction</b> Through its project development review process, the City will require that the proposed project incorporate all applicable GHG reduction measures identified in the City of Watsonville Climate Action and Adaptation Plan (CAAP). These reduction measures are anticipated to include:	Ensure applicable GHG reduction strategies in the City’s CAAP are implemented.	Prior to issuance of grading or building permits.	Once.	Project proponent (City of Watsonville Parks & Community Services Dept. and/or Public Works & Utilities			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<ul style="list-style-type: none"> <li>• T2-A regarding pedestrian improvements,</li> <li>• T7-B regarding electric vehicle charging stations,</li> <li>• E1-A regarding reduced use of natural gas in new buildings,</li> <li>• E3-B regarding switching the electricity account for Ramsay Park to 3CE Prime, and</li> <li>• E4-A regarding installing cool roofs.</li> </ul> <p>This list may be refined pending review of detailed design and construction plans for the project. The City will ensure that all applicable reduction measures are included in the project design prior to approval of a building permit.</p>				Dept.)			
<b>Noise</b>							
<p><b>Mitigation Measure N-1. Construction Noise Reduction Best Management Practices</b></p> <p>The City of Watsonville Parks &amp; Community Services Department shall incorporate the following construction noise best management practices (BMPs) into all applicable project bid, design, and engineering documents:</p> <ol style="list-style-type: none"> <li>1. Construction work hours shall be limited to the hours of 7:00 AM to 7:00 PM (Monday-Friday), 10 AM to 4 PM (Saturday), and no construction activities permitted on Sundays.</li> <li>2. The sign shall also provide a contact name and phone number for the job site and the project’s representative for addressing noise concerns.</li> <li>3. Heavy equipment engines shall be covered and exhaust pipes shall include a muffler in good working condition.</li> <li>4. Stationary equipment such as compressors, generators, and welder machines shall be located as far away from surrounding residential land uses as possible. The project shall connect to existing electrical service at the site to avoid the use of stationary, diesel- or other alternatively-fueled power generators, if feasible.</li> <li>5. Impact tools such as jack hammers shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. When</li> </ol>	Place construction noise reduction BMPs in all project bid, design, and engineering documents. Prepare a Construction Noise Complaint Plan.	Prior to start of project construction.	For all applicable projects.	Project proponent (City of Watsonville Parks & Community Services Dept. and/or Public Works & Utilities Dept.)			

City of Watsonville  
**Ramsay Park Renaissance Project**

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>use of pneumatic tools is unavoidable, it shall be ensured the tool will not exceed a decibel limit of 85 dBA at a distance of 50 feet. Pneumatic tools shall also include a noise suppression device on the compressed air exhaust.</p> <p>6. No radios or other amplified sound devices shall be audible beyond the property line of the construction site.</p> <p>7. Prior to the start of any construction activity, the City Public Works &amp; Utilities Department shall prepare a Construction Noise Complaint Plan that identifies the name and/or title and contact information (including phone number and email) of the Public Works-representative(s) responsible for addressing construction-noise related issues and details how the City and its construction contractor(s) will receive, respond, and resolve to construction noise complaints. At a minimum, upon receipt of a noise complaint, the City and/or contractor representative identified in the Plan shall identify the noise source generating the complaint, determine the cause of the complaint, and take steps to resolve the complaint.</p>							
<b>Tribal Cultural Resources</b>							
<p><b>Mitigation Measure TRC-1. Native American Construction Monitoring</b></p> <p>Prior to issuance of any grading permits, the City shall ensure an Amah Mutsun Tribal Band monitor is retained to be onsite for all ground disturbing work within 400-feet of Watsonville Slough’s approximate wetland edge as reflected in the Cultural Resources Plan prepared in consultation with the Amah Mutsun Tribal Band.</p>	<p>Ensure a Native American representative is allowed monitoring access.</p> <p>Ensure work is stopped if potential Native American materials or artifacts are discovered.</p> <p>Reduce or eliminate monitoring if the Native American representative provides recommendations.</p>	<p>Concurrent with the start of project construction, and throughout project construction.</p>	<p>Ongoing throughout project construction involving ground disturbance work within 400 feet of Watsonville Slough’s wetland edge.</p>	<p>City of Watsonville Parks &amp; Community Services Dept. and Public Works &amp; Utilities Dept. (Public Works Inspector) in coordination with Community Development Department, Planning Division (Principal Planner) and project construction personnel.</p>			