

Mitigation Measure Monitoring Program for the Affordable Cottage Home Village Development at Belmont and Dewitt Project

This Mitigation Monitoring and Reporting Program (MMRP) was formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the proposed Affordable Cottage Home Village Development at Belmont and Dewitt Project (Project). The MMRP, which is found in Table A of this section, lists mitigation measures recommended in the IS/MND for the proposed project and identifies mitigation monitoring requirements.

This MMRP has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of an MMRP when mitigation measures are required to avoid significant impacts. This requirement facilitates implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process. The MMRP is intended to ensure compliance during implementation of the project.

The MMRP is organized in a matrix format. The first column identifies the mitigation measure. The second column, entitled "Timing for Mitigation Measure," refers to the implementation and schedule of mitigation measures. The third column, entitled "Mitigation Responsibility," refers to the party responsible for implementing the mitigation measure. The fourth column, entitled "Monitoring/Reporting Agency," refers to the agency responsible for oversight or ensuring that the mitigation measure is implemented. The fifth column, entitled "Verification," will be initialed and dated by the individual designated to verify adherence to the project specific mitigation, when the mitigation measure is completed.

Table A: Mitigation Monitoring and Reporting Program

MITIGATION MEASURE	Timing for Mitigation Measure	Mitigation Responsibility	Monitoring/ Reporting Agency	Verification (Initials and Date)
<i>I. AESTHETICS</i>				
There are no significant impacts to Aesthetics.				
<i>II. AGRICULTURE AND FORESTRY RESOURCES</i>				
There are no significant impacts to Agriculture and Forestry Resources.				
<i>III. AIR QUALITY</i>				
AQ-1 Permit Requirements. Prior to ground disturbance and construction, the Construction Contractor shall obtain all required permits for dust control and the use of portable equipment, 50 horsepower or greater, from the San Joaquin Valley Air Pollution Control District (SJVAPCD). Upon application for construction permits, all required mitigation measures shall be shown on all applicable grading or construction plans and implemented during all applicable grading and construction activities.	Prior to ground disturbance and construction	City/Contractor/ SJVAPCD	Planning and Development	
AQ-2 Dust Control Measures. No person shall perform any construction, demolition, excavation, extraction, or other earth-moving activities unless measures are sufficiently implemented to limit visible dust emissions (VDE) to 20% opacity and comply with the conditions for a stabilized surface area when applicable. In addition to the requirements of this rule, a person shall comply	During construction	City/Contractor/ SJVAPCD	Planning and Development	

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<p>with all other applicable requirements of San Joaquin Valley Air Pollution Control District Regulation VIII. A person shall control the fugitive dust emissions to meet the following requirements:</p> <ol style="list-style-type: none"> 1. Pre-Activity: <ol style="list-style-type: none"> a. Pre-water site sufficient to limit VDE to 20% opacity, and b. Phase work to reduce the amount of disturbed surface area at any one time. 2. During Active Operations: <ol style="list-style-type: none"> a. Apply water or chemical/organic stabilizers/suppressants sufficient to limit VDE to 20% opacity; or b. Construct and maintain wind barriers sufficient to limit VDE to 20% opacity. If utilizing wind barriers, control measure 2.a shall also be implemented. c. Apply water or chemical/organic stabilizers/suppressants to unpaved haul/access roads and unpaved vehicle/equipment traffic areas sufficient to limit VDE to 20% 				

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<p>opacity and meet the conditions of a stabilized unpaved road surface.</p> <p>3. Temporary Stabilization During Periods of Inactivity:</p> <ul style="list-style-type: none"> a. Restrict vehicular access to the area; and b. Apply water or chemical/organic stabilizers/suppressants, sufficient to comply with the conditions of a stabilized surface. If an area having 0.5 acre or more of disturbed surface area remains unused for 7 or more days, the area must comply with the conditions for a stabilized surface area as defined in Section 3.58 of Rule 8011. 				
<p>AQ-3 Construction Emissions. During construction activities, the project shall utilize clean off-road construction equipment, including the latest tier equipment in accordance with the San Joaquin Valley Air Pollution Control District (SJVAPCD) District Policy APR 1305 Best Available Control Technology (BACT). These requirements shall be shown on applicable grading or construction plans and implemented during all applicable construction activities.</p>	During construction	City/Contractor	Planning and Development	

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<p>AQ-4 Diesel Idling. At all times, idling of heavy-duty diesel trucks will be minimized and auxiliary power units will be used whenever possible. State law requires that:</p> <ol style="list-style-type: none"> 1. Drivers of diesel-fueled commercial vehicles shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location. 2. Drivers of diesel-fueled commercial vehicles shall not idle a diesel-fueled auxiliary power system (APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle. Trucks with 2007 or newer model year engines must meet additional requirements (verified clean APS label required). 3. These requirements shall be shown on grading/building plans and/or on a separate sheet to be required with the map and adhered to throughout all grading and construction periods. 	During construction	City/Contractor	Planning and Development	

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IV. BIOLOGICAL RESOURCES				
<p>BIO-1 Preconstruction Nesting Bird Survey. Prior to initiation of any site preparation/construction activities, if work is planned to occur between February 1 and August 31, a qualified biologist shall survey the area for nesting birds within 1 week prior to initial project activity beginning, including ground disturbance and/or vegetation removal/trimming. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged, or the nest is no longer deemed active, as detailed below:</p> <ol style="list-style-type: none"> 1. A 50-foot exclusion zone shall be placed around non-listed, passerine species and a 250-foot exclusion zone shall be implemented for raptor species. Each exclusion zone shall encircle the nest and have a radius of 50 feet (non-listed passerine species) or 250 feet (raptor species). All project activities, including foot and vehicle traffic and storage of supplies and equipment, are prohibited inside exclusion zones. Exclusion zones shall be maintained until all exterior construction activities have been terminated for the current phase of work 	Prior to initiation of any site preparation or construction activities	City/Contractor	Planning and Development	

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<p>(e.g., if initial site improvements are completed, exclusion zones may be removed until initiation of site preparation for residence construction begins), or it has been determined by a qualified biologist that the young have fledged or that proposed project activities would not cause adverse impacts to the nest, adults, eggs, or young.</p> <p>2. If special-status avian species are identified and nesting within the work area, no work shall begin until an appropriate exclusion zone is determined in consultation with the City of Fresno and any relevant resource agencies.</p> <p>The results of the survey shall be provided to the City of Fresno prior to initiation of site preparation/construction activities. The results shall detail appropriate fencing or flagging of exclusion zones and include recommendations for additional monitoring requirements. A map of the project site and nest locations shall be included with the results. The qualified biologist conducting the nesting survey shall have the authority to reduce or increase the recommended exclusion zone depending on site conditions and species (if non-listed).</p>				

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If 2 weeks lapse between different phases of project activities (e.g., vegetation trimming, the start of grading), during which no or minimal work activity occurs, the nesting bird survey shall be repeated, and a separate survey report shall be prepared and submitted to the City of Fresno.				
BIO-2 Preconstruction Survey for Overwintering Burrowing Owl. If work is planned to occur between October 16 and March 31, a qualified biologist shall survey the area for overwintering burrowing owls within 1 week prior to activity beginning on-site. If overwintering burrowing owls are located on or near the proposed Project site, occupied burrows shall be avoided until a qualified biologist determines the burrow is no longer occupied. A site-specific, non-disturbance buffer shall be established and maintained between the project activities and occupied burrows, using the distances recommended in the CDFW 2012 <i>Staff Report on Burrowing Owl Mitigation</i> . Refer to the table below for these site-specific, no-disturbance buffer zones. The appropriateness of using reduced buffer distances or burrow-specific buffer distances shall be established on a case-by-case basis by a qualified biologist in consultation with the California Department of	Prior to initiation of any site preparation or construction activities	City/Contractor	Planning and Development	

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<p>Fish and Wildlife (CDFW) and shall depend on existing conditions (e.g., vegetation/topographic screening and current distance regimes). If necessary, buffer distances shall be carefully reassessed and relaxed or modified, based on future development plans (e.g., increased or intensified construction activities) by a qualified biologist who may consult with the CDFW. The buffer zones shall be clearly delineated by using highly visible methods, such as stakes and rope, which shall be maintained in good condition through construction of the project or until construction activities are no longer occurring in the vicinity of the burrow.</p> <p>Site-Specific No-Disturbance Buffer Zones</p> <table><tr><th colspan="3">Level of Disturbance (October 16–March 31)</th></tr><tr><th>Low (feet)</th><th>Mid (feet)</th><th>High (feet)</th></tr><tr><td>164</td><td>328</td><td>1,640</td></tr></table>	Level of Disturbance (October 16–March 31)			Low (feet)	Mid (feet)	High (feet)	164	328	1,640				
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Low (feet)	Mid (feet)	High (feet)											
164	328	1,640											
V. CULTURAL RESOURCES													
<p>CR-1 If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified cultural resources specialist shall be consulted to determine whether the resource requires further study. The qualified cultural resources specialist shall make</p>	During construction	City/Contractor	Planning and Development										

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<p>recommendations to the City of Fresno on the measures that shall be implemented to protect the discovered resources, including, but not limited to, excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines and the City of Fresno's Historic Preservation Ordinance. If the resources are determined to be unique historical resources as defined under State CEQA Guidelines Section 15064.5, measures shall be identified by the cultural resources specialist and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping; incorporation of the Project site in green space, parks, or open space; or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any historical artifacts recovered as a result of mitigation shall be provided to a City of Fresno-approved institution or person who is capable of providing long-term preservation to allow future scientific study.</p>				
VI. ENERGY				
There are no significant impacts to Energy.				

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VII. GEOLOGY AND SOILS				
GEO-1 Inadvertent Discovery of Paleontological Resources. During excavation activities that reach or occur within the bedrock of the underlying geologic unit, if a paleontological resource is encountered, the project contractor shall cease ground-disturbing activities within 50 feet of the find. A qualified paleontologist shall evaluate the significance of the resource(s) and recommend appropriate treatment measures. At each fossil locality, field data forms shall be used to record pertinent geologic data, stratigraphic sections shall be measured, and appropriate sediment samples shall be collected and submitted for analysis. Any fossils encountered and recovered shall be catalogued and presented for donation to a public, non-profit institution with a research interest in the materials. Accompanying notes, maps, and photographs shall also be filed at the repository.	During excavation activities that reach or occur within the bedrock of the underlying geologic unit	City/Contractor	Planning and Development	
VIII. GREENHOUSE GAS EMISSIONS				
There are no significant impacts to Greenhouse Gas Emissions.				

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IX. HAZARDS AND HAZARDOUS MATERIALS				
HAZ-1 Soil sampling. Prior to site disturbance, the construction contractor shall retain a qualified professional to conduct a chemical analysis of shallow soil samples to screen for persistent pesticides, organochlorine pesticides, and herbicides in the area of the 1.5-acre agricultural plot on the western portion of the Project parcel. If reportable amounts of persistent pesticides, organochlorine pesticides, or herbicides are identified within the Project site, the soils shall be handled and disposed of in accordance with State and local regulations established by applicable agencies, including, but not limited to, U.S. Environmental Protection Agency, State Water Resources Control Board, California Department of Toxic Substances Control, and Fresno County Department of Public Health – Environmental Health Division, as directed by the City of Fresno.	Prior to initiation of any site preparation or construction activities	City/Contractor	Planning and Development	
X. HYDROLOGY AND WATER QUALITY				
There are no significant impacts to Hydrology and Water Quality.				
XI. LAND USE AND PLANNING				
Implement Mitigation Measures AQ-1 through AQ-4, BIO-1 and BIO-2, CR-1, GEO-1, HAZ-1, and N-1.				

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<i>XII. MINERAL RESOURCES</i>				
There are no significant impacts to Mineral Resources.				
<i>XIII. NOISE</i>				
<p>N-1 For the entire duration of the construction phase of the Project, the following noise-reduction measures shall be implemented to ensure that noise levels are maintained within levels allowed by the <i>City of Fresno General Plan Noise and Safety Element</i>:</p> <ol style="list-style-type: none"> 1. Construction activities should be limited to the hours of 7:00 a.m. to 10:00 p.m., Monday through Saturday. No construction activities shall occur on Sundays or federal holidays. 2. Stationary construction equipment that generates noise that exceeds 65 A-weighted decibels (dBA) at the Project boundaries shall be shielded with the most modern noise control devices (i.e., mufflers, lagging, and/or motor enclosures). 3. Impact tools (e.g., jackhammers, pavement breakers, rock drills, etc.) used for Project construction shall be hydraulically or electrically powered 	During construction	City/Contractor	Planning and Development	

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<p>wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools.</p> <p>4. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used.</p> <p>5. All construction equipment shall have the manufacturers' recommended noise abatement methods installed, such as mufflers, engine enclosures, and engine vibration insulators, intact and operational.</p> <p>6. All construction equipment shall undergo inspection at periodic intervals to ensure proper maintenance and presence of noise control devices (e.g., mufflers, shrouding, etc.).</p> <p>7. The Project contractor shall inform residents at properties within 300 feet of the Project of proposed construction timelines and noise-compliant procedures to minimize potential annoyance related to construction noise.</p>				
XIV. POPULATION AND HOUSING				
There are no significant impacts to Population and Housing.				

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<i>XV. PUBLIC SERVICES</i>				
There are no significant impacts to Public Services.				
<i>XVI. RECREATION</i>				
There are no significant impacts to Recreation.				
<i>XVII. TRANSPORTATION</i>				
There are no significant impacts to Transportation.				
<i>XVII. TRIBAL CULTURAL RESOURCES</i>				
Implement Mitigation Measure CR-1.				
<i>XIX. UTILITIES AND SERVICE SYSTEMS</i>				
There are no significant impacts to Utilities and Service Systems.				
<i>XX. WILDFIRE</i>				
There are no significant impacts to Wildfire.				
<i>XXI. MANDATORY FINDINGS OF SIGNIFICANCE</i>				
Implement Mitigation Measures AQ-1 through AQ-4, BIO-1 and BIO-2, CR-1, GEO-1, HAZ-1, and N-1.				