

## I. Mitigation Monitoring and Reporting Plan

This section presents the Revised Project mitigation measures, monitoring and reporting actions, and agency and applicant responsibilities. Applicant Proposed Measures (APMs) are presented in Table B-9 (Section B.10). Mitigation measures are listed only under the discipline where they were initially proposed. Changes from the 2010 Final EIR are shown in underline (for added text) and ~~strikeout~~ (for deleted text).

Measures that were adopted in 2010 and have not changed are presented here for completeness, but these measures are not available for comment. These measures are shaded in grey.

**Table I-1. Mitigation Monitoring and Reporting Plan**

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<b>Monitoring Process</b>					
EM-1	Provide funding for environmental monitoring.	<ul style="list-style-type: none"> <li>Verify provision of funding from the Applicant to County</li> <li>Confirm that the mitigation monitoring program is in compliance with County Conditions of Approval.</li> </ul>	<ul style="list-style-type: none"> <li>Prior to issuance of building or grading permits.</li> <li>Monitoring will occur throughout construction, operation, and decommissioning.</li> </ul>	<ul style="list-style-type: none"> <li>County shall approve environmental mitigation measures and any other conditions of approval.</li> </ul>	<ul style="list-style-type: none"> <li>Provide funding to County of San Benito support monitoring for all measures requiring environmental mitigation.</li> <li>Provide funding for work necessitated by mitigation measures that requires use of individuals with special expertise (e.g., botanist, wildlife biologist).</li> <li>Develop mitigation monitoring plan</li> </ul>
EM-2	Provide documentation for monitoring.	<ul style="list-style-type: none"> <li>Confirm qualifications of monitor</li> <li>Prepare monitoring report annually for each calendar year in which construction occurs, and annually thereafter until monitor/County determine annual reports are no longer needed</li> <li>Verify completion of remedial measures.</li> </ul>	<ul style="list-style-type: none"> <li>Throughout construction</li> <li>Annually post-construction until the monitor and the County determine that all measures have been successfully established</li> </ul>	<ul style="list-style-type: none"> <li>County verifies qualifications of monitor.</li> <li>County confirms receiving annual report of mitigation monitoring.</li> <li>County confirms remedial measures are implemented, if required.</li> </ul>	<ul style="list-style-type: none"> <li>Retain a qualified individual to verify that all adopted measures have been successfully implemented.</li> <li>Prepare monitoring reports on an annual basis</li> <li>Agree to complete any necessary remedial measures identified in the reports.</li> </ul>

<sup>1</sup> The full text of all modified mitigation measures is presented in each part of Section C (Sections C.1 through C.15). Measures that have not changed since the 2010 Final EIR are identified with shaded cells in the first two columns, and are presented in Appendix 3.

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<b>Aesthetics</b>					
AE-1.1	Reduce night lighting impacts.	<ul style="list-style-type: none"> <li>Design and install temporary construction and decommissioning lights according to standards stated in measure.</li> <li>Design and implement a lighting mitigation plan</li> <li>Review the lighting plan</li> <li>Address lighting infractions/.</li> </ul>	<ul style="list-style-type: none"> <li>60 days prior to installation of lighting the Applicant will contact the County to discuss documentation defined in the lighting mitigation plan.</li> <li>30 days prior to installation of lighting, the Applicant will submit the lighting mitigation plan to the County for review and approval.</li> <li>Prior to commercial operation, the Applicant shall notify the County when the operational lighting installation is ready for inspection.</li> </ul>	<ul style="list-style-type: none"> <li>County coordinates with the Applicant to develop lighting mitigation plan.</li> <li>County reviews lighting mitigation plan.</li> <li>County inspects operational lighting installation.</li> <li>County ensures complaints are addressed sufficiently.</li> </ul>	<ul style="list-style-type: none"> <li>Implement modifications specified by the County within 30 days and notify the County that they have been completed and are ready for inspection.</li> <li>Resolve lighting complaints within 48 hours and inform the County of complaint resolution within 48 hours. Submit a formal complaint resolution report to the County within 30 days thereafter.</li> </ul>
AE-3.1	Treat surfaces of project structures and buildings.	<ul style="list-style-type: none"> <li>Develop Surface Treatment Plan</li> <li>Treat buildings and project structures visible to the public to reduce visual contrast with surrounding landscape.</li> <li>Prepare and submit status report regarding surface treatment maintenance.</li> </ul>	<ul style="list-style-type: none"> <li>60 days prior to physical construction, submit Surface Treatment Plan for review</li> <li>Prior to the start of commercial operation, notify the County of completion of surface treatment.</li> </ul>	<ul style="list-style-type: none"> <li>County reviews and approves Surface Treatment Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Develop and submit Surface Treatment Plan to the County</li> <li>Notify the County after treatment is completed; provide the County with color photographs from KVP used for project analysis.</li> <li>Provide the County with a status report regarding surface treatment maintenance in the Annual Compliance Report.</li> </ul>

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<b>Agriculture</b>					
AG-2.1	Create agricultural conservation easement/s.	<ul style="list-style-type: none"> <li>• Create conservation easement(s) or provide adequate funds to create easement(s) to a qualified land trust.</li> <li>• Present documentation of conservation easement(s) creation or funding for conservation easement(s) with the County Department of Planning and Building and the County Recorder.</li> <li>• Prepare annual monitoring reports for the conservation easement(s)</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to issuance of building permits, create conservation easement(s).</li> <li>• Within 6 months of the start of construction, create additional conservation easement(s) to offset loss Williamson Act Lands (if required).</li> </ul>	<ul style="list-style-type: none"> <li>• County verifies qualifications of land trust.</li> <li>• County determines fees for conservation easement creation and oversight with qualified land trust.</li> <li>• County reviews annual monitoring reports of the conservation easement(s) prepared by the land trust.</li> </ul>	<ul style="list-style-type: none"> <li>• Fund the creation of either a conservation easement(s).</li> <li>• Create additional conservation easements for Williamson Act Lands proposed for cancellation if such lands are not encumbered by conservation easements created for biological resources mitigation.</li> <li>• Present the County with record of conservation easement(s) creation or proof of funds provided for conservation easement(s) creation.</li> </ul>
<b>Air Quality</b>					
AQ-1.1	Reduce fugitive dust.	<ul style="list-style-type: none"> <li>• Implement all components of mitigation measure.</li> </ul>	<ul style="list-style-type: none"> <li>• During construction, operation, and decommissioning.</li> </ul>	N/A	<ul style="list-style-type: none"> <li>• Implement measures to reduce fugitive dust and ensure all measures are shown on grading and building plans.</li> </ul>
AQ-1.2	Designate a dust complaint monitor.	<ul style="list-style-type: none"> <li>• Designate a fugitive dust monitor to ensure fugitive dust emission mitigation is observed and impacts from fugitive dust do not exceed standards.</li> <li>• Post publicly visible sign with contact information to report dust complaints.</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to any grading, earthwork, or demolition and during construction</li> </ul>	<ul style="list-style-type: none"> <li>• Monterey Bay Unified APCD will confirm receiving contact information of monitoring personnel.</li> </ul>	<ul style="list-style-type: none"> <li>• Designate fugitive dust monitor.</li> <li>• Provide name of monitor to Monterey Bay Unified APCD Compliance Division.</li> <li>• Provide and post a sign with contact information.</li> </ul>
<b>Climate Change/Greenhouse Gas</b>					
—none—					

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<b>Biological Resources</b>					
BR-G.1	Implement a Worker Environmental Education Program (WEEP).	<ul style="list-style-type: none"> <li>Develop and implement WEEP with all elements defined in the mitigation measure.</li> </ul>	<ul style="list-style-type: none"> <li>Prior to the issuance of a building permit or site mobilization, prepare WEEP.</li> <li>Prior to any construction activities on-site (including surveying) and throughout construction, implement WEEP.</li> </ul>	<ul style="list-style-type: none"> <li>County will verify qualifications of the biologist preparing WEEP and the environmental monitor implementing WEEP.</li> <li>County will review and approve WEEP.</li> </ul>	<ul style="list-style-type: none"> <li>Retain qualified biologist(s) to prepare WEEP.</li> <li>Prepare and implement WEEP.</li> <li>Retain qualified environmental monitor to implement and enforce WEEP and maintain log of all personnel who have completed WEEP training.</li> </ul>
BR-G.2	Implement Best Management Practices (BMPs).	<ul style="list-style-type: none"> <li>Implement BMPs.</li> <li>Provide annual documentation of BMPs.</li> </ul>	<ul style="list-style-type: none"> <li>During all ground disturbance and construction-related activities.</li> </ul>	<ul style="list-style-type: none"> <li>County will review annual written report.</li> <li>County will verify qualifications of the environmental monitor.</li> </ul>	<ul style="list-style-type: none"> <li>Implement BMPs.</li> <li>Submit written report annually documenting compliance with BMPs.</li> <li>Retain an environmental monitor to ensure compliance with BMPs.</li> </ul>
BR-G.3	Develop and implement a Habitat Restoration and Revegetation Plan (HRRP).	<ul style="list-style-type: none"> <li>Prepare HRRP.</li> <li>Restore disturbed areas to pre-construction conditions or better via implementation of a HRRP.</li> <li>The HRRP shall include a Soil Restoration Plan, Plant Restoration and Revegetation Plan, Monitoring Plan, and Final Closure Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Prior to issuance of the building permit, prepare HRRP.</li> <li>Prior to the final project inspection, review plan compliance.</li> <li>At least one year prior to planned closure and decommissioning, submit and review Final Closure Plan</li> </ul>	<ul style="list-style-type: none"> <li>County will verify qualifications of the biologist and agricultural soil expert.</li> <li>County will review and approve HRRP.</li> <li>County will review plan compliance.</li> <li>County will review Final Closure Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Retain a qualified biologist, knowledgeable in the area of annual grassland habitat restoration and a qualified agricultural soil expert to prepare a HRRP and monitor the initial implementation and attainment of established success criteria.</li> <li>Retain a qualified biologist, knowledgeable in the area of annual grassland habitat restoration and a qualified agricultural soil expert to prepare and implement the Final Closure Plan.</li> <li>Prepare and implement HRRP and Final Closure Plan.</li> </ul>

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BR-G.4	Implement biological monitoring of construction activities.	<ul style="list-style-type: none"> <li>Monitor all ground-disturbing construction activities immediately adjacent to, or within, habitat that supports populations of the listed or special-status species.</li> <li>Contact the USFWS, CDFG, and County and provide a written report if dead or injured special-status species are encountered.</li> <li>Environmental monitor will assist on-site biological monitor(s).</li> </ul>	<ul style="list-style-type: none"> <li>Prior to the commencement of ground disturbance or site mobilization activities, retain a</li> <li>First day of work through the duration of construction activities, monitor activities.</li> <li>Contact agencies and the County by end of day if dead/injured special-species are found; provide written report within 5 days of sighting.</li> </ul>	<ul style="list-style-type: none"> <li>County will verify qualifications of biologist and environmental monitor.</li> <li>County will review reports submitted by biological monitor.</li> </ul>	<ul style="list-style-type: none"> <li>Retain qualified biologist(s) with demonstrated expertise with listed and/or special-status plants, terrestrial mammals, and reptiles to monitor all construction activities on a daily basis.</li> <li>Report any dead or injured special-status species.</li> </ul>
BR-G.5	Create permanent conservation easement(s) as compensation for impacts to biological resources.	<ul style="list-style-type: none"> <li>Create permanent conservation easement(s) according to requirements found in the mitigation measure.</li> <li>Monitor and maintain mitigation land per the requirements set forth in the Wetland Mitigation Monitoring Plan and the Habitat Mitigation and Monitoring Plan (HMMP).</li> <li>Prepare annual report.</li> </ul>	<ul style="list-style-type: none"> <li>Prior to the disturbance of vegetation, the Applicant shall obtain County approval of the location of mitigation lands, the holder of conservation easements, and the restrictions contained in the conservation easement(s) created for the permanent protection of these lands.</li> </ul>	<ul style="list-style-type: none"> <li>County will review and determine whether proposed conservation easement holder meets requirements specified in the mitigation measure.</li> <li>County will verify and approve attainment of habitat mitigation requirements prior to construction of each project phase.</li> </ul>	<ul style="list-style-type: none"> <li>Provide funds for a “qualified land trust” to acquire appropriate conservation easement(s) or donate appropriate conservation easement(s) to a qualified land trust or to an appropriate mitigation bank.</li> <li>Submit annual report to the County.</li> </ul>
BR-G.6	Develop and implement Wetland Mitigation and Monitoring Plan and Habitat Management Plan for mitigation lands.	<ul style="list-style-type: none"> <li>Prepare and implement WMMP and HMP per the requirements set forth in the mitigation measure.</li> </ul>	<ul style="list-style-type: none"> <li>Prior to the issuance of a construction permit, submit WMMP and HMP.</li> <li>Prior to final County inspection, initial and estimated final impact acreages must be presented to the County and acquisition of off-site lands must be verified.</li> </ul>	<ul style="list-style-type: none"> <li>County will review and approve WMMP and HMP.</li> <li>County will verify acquisition of off-site lands.</li> </ul>	<ul style="list-style-type: none"> <li>Retain a qualified biologist to prepare and implement WMMP and HMP.</li> </ul>

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BR-1.1	Prepare and implement a Weed Control Plan (WCP).	<ul style="list-style-type: none"> <li>• Prepare WCP with 6 elements outlined in the mitigation measure.</li> <li>• Retain an environmental monitor to ensure compliance with measures set forth in WCP.</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to the issuance of a building permit or ground disturbance, prepare and approve WCP.</li> <li>• WCP will be implemented prior to and during construction</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify qualifications of biologist or restoration ecologist responsible for preparing WCP.</li> <li>• County will review and approve WCP.</li> </ul>	<ul style="list-style-type: none"> <li>• Prepare and implement a WCP.</li> <li>• Retain an environmental monitor to ensure the compliance with construction measures.</li> <li>• Prepare and submit to the County reports and logs, as required by the WCP.</li> </ul>
BR-1.2	Develop and implement a Grazing Plan for the project site.	<ul style="list-style-type: none"> <li>• Prepare the Grazing Plan with 6 elements outlined in the mitigation measure.</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to the issuance of a construction permit, prepare and approve Grazing Plan.</li> <li>• Grazing Plan will be implemented during construction and operation.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify qualifications of biologist or restoration ecologist responsible for preparing the Grazing Plan.</li> <li>• County will review and approve the Grazing Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• Prepare and implement the Grazing Plan.</li> <li>• Prepare and submit alterations to the Grazing Plan to the County.</li> </ul>
BR-3.1	Conduct pre-construction surveys for State and Federally Threatened, Endangered, Proposed, Petitioned, and Candidate plants and implement avoidance measures.	<ul style="list-style-type: none"> <li>• Retain a qualified plant ecologist/</li> <li>• Conduct pre-construction surveys for special-status plants.</li> <li>• Document special-status plants found.</li> <li>• Establish buffers based on survey results.</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to new ground disturbance throughout construction, conduct pre-construction surveys.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify the qualifications of plant ecologist or biologist.</li> <li>• County, USFWS, and CDFG approval will be required to reduce buffer zone for special-status species.</li> </ul>	<ul style="list-style-type: none"> <li>• Retain a qualified plant ecologist/.</li> <li>• Conduct pre-construction surveys and prepare report on special-status species to submit to the County.</li> <li>• Document yearly survey events and update WEEP with information from data collected.</li> </ul>
BR-6.1	Conduct pre-construction surveys for nesting and breeding birds and implementation of avoidance measures.	<ul style="list-style-type: none"> <li>• Conduct pre-construction surveys for nesting birds during breeding season.</li> <li>• Establish a 300-foot buffer around active nests, 500-foot buffer around active raptor nests, or 0.5-mile buffer around active golden eagle nests.</li> <li>• Report California condor sightings to USFWS</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to any on-site disturbance during breeding season, conduct pre-construction surveys for nesting birds.</li> <li>• During the recognized breeding season for most birds biological monitors will routinely inspect for active nests.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify the qualifications of the biologist.</li> </ul>	<ul style="list-style-type: none"> <li>• Retain a qualified biologist.</li> <li>• Conduct pre-construction surveys and for birds.</li> <li>• Set up appropriate buffer zones for active nests.</li> <li>• Obtain written documentation providing concurrence from the USFWS and CDFG authorizing the nest relocation and prepare a written report documenting the relocation efforts.</li> </ul>

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BR-7a.1	Impacts to all potential breeding habitat for western spadefoot toad shall be avoided to the extent feasible.	<ul style="list-style-type: none"> <li>Conduct pre-construction surveys for western spadefoot toad if work must be conducted during the wet season.</li> <li>Implementation of avoidance measures and ensure buffer delineations are kept in good working order</li> </ul>	<ul style="list-style-type: none"> <li>Prior to the commencement of construction activities implement avoidance and minimization measures.</li> </ul>	<ul style="list-style-type: none"> <li>County will verify the qualifications of the biologist.</li> <li>Review the report provided by the Applicant's biologist.</li> </ul>	<ul style="list-style-type: none"> <li>Retain a qualified biologist.</li> <li>Conduct pre-construction surveys for western spadefoot toad.</li> <li>Identify candidate locations for species relocation prior construction</li> <li>Prepare a written report documenting the survey results, when necessary, and compliance with avoidance measures for County review and approval. Copies of this report shall also be provided to the CDFG.</li> </ul>
BR-7a.2	Conduct pre-construction surveys for San Joaquin coachwhip and coast horned lizard and implement avoidance measures.	<ul style="list-style-type: none"> <li>Conduct pre-construction surveys for San Joaquin coachwhip and coast horned lizards.</li> <li>Re-locate San Joaquin coachwhip and coast horned lizards when identified.</li> </ul>	<ul style="list-style-type: none"> <li>Prior to the disturbance of habitat, conduct pre-construction surveys for San Joaquin coachwhip and coast horned lizards.</li> </ul>	<ul style="list-style-type: none"> <li>County will verify the qualifications of the biologist.</li> <li>Review the report provided by the Applicant's biologist.</li> </ul>	<ul style="list-style-type: none"> <li>Retain a qualified biologist.</li> <li>Conduct pre-construction surveys for San Joaquin coachwhip and coast horned lizards.</li> <li>Identify candidate locations for species relocation prior construction</li> <li>Prepare a written report documenting the relocation efforts and mortality and submit to the County on a monthly basis.</li> </ul>
BR-7b.1	Conduct pre-construction surveys for non-breeding birds designated as California Species of Special Concern.	<ul style="list-style-type: none"> <li>Conduct pre-construction surveys for birds designated as California Species of Special Concern (CSSC) in areas proposed for ground disturbance.</li> </ul>	<ul style="list-style-type: none"> <li>Prior to ground-disturbing activities.</li> </ul>	<ul style="list-style-type: none"> <li>County will verify the qualifications of the biologist.</li> </ul>	<ul style="list-style-type: none"> <li>Retain a qualified biologist.</li> <li>Conduct pre-construction surveys for birds designated as CSSC.</li> <li>Consult with the CDFG to determine timing of surveys.</li> </ul>

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BR-7c.1	Conduct pre-construction surveys for short-nosed kangaroo rat, San Joaquin pocket mouse, and Tulare grasshopper mouse and implementation of avoidance measures.	<ul style="list-style-type: none"> <li>Conduct pre-construction surveys for short-nosed kangaroo rat, San Joaquin pocket mouse, and Tulare grasshopper mouse.</li> <li>Flag occupied areas and relocate when identified.</li> </ul>	<ul style="list-style-type: none"> <li>30 days prior to commencement of ground disturbing activities, conduct pre-construction surveys.</li> </ul>	<ul style="list-style-type: none"> <li>County will verify the qualifications of the biologist.</li> <li>Review the report provided by the Applicant's biologist.</li> </ul>	<ul style="list-style-type: none"> <li>Retain a qualified biologist.</li> <li>Identify candidate locations for species relocation prior construction.</li> <li>Relocate individuals found within an area of proposed disturbance to a pre-approved area outside the project area.</li> <li>Prepare a written report documenting the relocation efforts and mortality and submit to the County on a monthly basis.</li> </ul>
BR-8.2	Avoid disturbance to ephemeral pools occupied by vernal pool fairy shrimp to the maximum extent practicable, and mitigate for any unavoidable impacts.	<ul style="list-style-type: none"> <li>Avoid disturbing vernal pool fairy shrimp habitat.</li> <li>Compensate for the loss of vernal pool fairy shrimp habitat.</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	<ul style="list-style-type: none"> <li>County will verify ephemeral pool avoidance and appropriate compensation, when required.</li> </ul>	<ul style="list-style-type: none"> <li>Avoid filling or disturbing such pools to the maximum extent practicable.</li> <li>Compensate unavoidable loss of ephemeral pools through the preservation and management of 2 acres of occupied vernal pool fairy shrimp habitat (2:1 preservation ratio) and the creation, management, and preservation of 1 acre of vernal pool habitat (1:1 creation ratio) at a location approved and pursuant to authorization received from the USFWS or through the purchase of credits at a USFWS-approved mitigation bank.</li> </ul>
BR-8.3	Avoid seasonal depressions and known waterbodies.	<ul style="list-style-type: none"> <li>Avoid seasonal depressions known to support listed fairy shrimp.</li> <li>Place buffers around seasonal depressions.</li> <li>Delineate buffers on construction plans.</li> <li>Environmental monitor will periodically check to ensure that the on-site delineation method is working and observed.</li> </ul>	<ul style="list-style-type: none"> <li>Prior to commencement of construction activities, place on-site delineations of buffers.</li> </ul>	<ul style="list-style-type: none"> <li>County will verify avoidance of seasonal depressions and application of appropriate buffers.</li> </ul>	<ul style="list-style-type: none"> <li>Avoid seasonal depressions known to support listed fairy shrimp.</li> </ul>

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BR-9.1	Conduct pre-construction surveys for California tiger salamander and implement avoidance measures.	<ul style="list-style-type: none"> <li>• Conduct pre-construction California tiger salamander surveys.</li> <li>• Restrict grading and subsurface disturbing activities to daylight hours.</li> <li>• Inspect pipes and similar structures.</li> <li>• Avoid disturbance to all ponds and in-stream pools.</li> <li>• Scope burrows proximal to known breeding pools.</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to construction on all project phases, complete surveys and provide documentation demonstrating completion.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify qualifications of the biologist.</li> <li>• County will verify completion of pre-construction surveys.</li> </ul>	<ul style="list-style-type: none"> <li>• Retain a qualified biologist to perform pre-construction surveys for California tiger salamanders.</li> <li>• Implement avoidance measures in the mitigation measure.</li> </ul>
BR-10.1	Conduct pre-construction surveys for blunt-nosed leopard lizard and implement avoidance measures.	<ul style="list-style-type: none"> <li>• Conduct pre-construction surveys within 30 days prior to construction for blunt-nosed leopard lizard, establish buffers and exclusion areas for all observed blunt-nosed leopard lizards.</li> <li>• Record the geographic coordinates of each blunt-nosed leopard lizard individual detected.</li> <li>• Implement protective procedures if a blunt-nosed leopard lizard is detected on the project site.</li> <li>• Establish movement corridors to allow movement of isolated blunt-nosed leopard lizards to and from areas of greater population density.</li> <li>• Avoid use of plastic monofilament netting.</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to all construction activities that will result in permanent or temporary ground disturbance within 30 days of construction.</li> <li>• Prior to issuance of grading permits, mitigation for impacts must be completed.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify qualifications of the biologist.</li> <li>• County will verify completion of pre-construction surveys.</li> </ul>	<ul style="list-style-type: none"> <li>• Retain a qualified biologist to perform pre-construction surveys for blunt-nosed leopard lizards.</li> <li>• Implement avoidance measures found in the mitigation measure.</li> <li>• Implement monitoring as prescribed in the HMMP.</li> <li>• Inform the USFWS and CDFG immediately upon discovery of dead or injured blunt-nosed leopard lizard.</li> </ul>

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BR-12.2	Avoid and report California condors.	<ul style="list-style-type: none"> <li>• Stop work within 500 feet of a California condor found in the project area.</li> <li>• Report all California condor sightings to the USFWS and CDFG.</li> </ul>	<ul style="list-style-type: none"> <li>• Report sightings of California condor within 24 hours.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify that work stops upon sighting of a California condor.</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure work stops upon sighting of a California condor.</li> <li>• Report all California condor sightings to the USFWS and CDFG; if injured condors are observed, receive instruction from the agencies.</li> </ul>
BR-13.1	Focused pre-construction burrowing owl surveys and implementation of avoidance measures.	<ul style="list-style-type: none"> <li>• Conduct pre-construction surveys.</li> <li>• Create appropriate buffer zone around observed burrows.</li> <li>• Passively relocate birds, if necessary, and place one-way doors on evicted burrows.</li> </ul>	<ul style="list-style-type: none"> <li>• No more than 15 days prior to the commencement of initial ground disturbing activities, conduct pre-construction surveys.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify qualifications of the biologist.</li> <li>• County will verify completion of pre-construction surveys.</li> </ul>	<ul style="list-style-type: none"> <li>• Retain a qualified biologist(s) with experience surveying for burrowing owls to conduct pre-construction surveys (minimum of 3 site visits).</li> <li>• Implement avoidance measures and ensure buffer delineations are kept in good working order.</li> </ul>
BR-14.1	Implement Avian Power Line Interaction Committee guidelines (APLIC).	<ul style="list-style-type: none"> <li>• Construct all transmission facilities, towers, poles and lines in accordance with APLIC guidelines.</li> <li>• Include details of design components on all construction plans.</li> <li>• Prepare separate document with all measures to be implemented to ensure compliance with APLIC policies and guidelines.</li> </ul>	<ul style="list-style-type: none"> <li>• Submit designs and documentation of compliance with the construction permit application.</li> <li>• Prior to final inspection, review submitted designs and documents.</li> </ul>	<ul style="list-style-type: none"> <li>• County will review and approve submitted designs and documents.</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure all transmission facilities, towers, poles and lines are constructed in accordance with APLIC guidelines.</li> <li>• Include design components reflecting APLIC guidelines in all construction plans and prepare document listing measures implemented to ensure compliance with APLIC guidelines.</li> <li>• Monitor for new versions of the APLIC guidelines and update designs or implement new measures as needed during project construction</li> </ul>

**Table I-1. Mitigation Monitoring and Reporting Plan**

<b>MM #</b>	<b>Mitigation Measure Title<sup>1</sup></b>	<b>Monitoring / Reporting Action</b>	<b>Timing &amp; Method of Verification</b>	<b>Agency or County Responsibilities</b>	<b>Applicant Responsibilities</b>
BR-14.2	Prepare and Implement an Avian Conservation Strategy and Eagle Conservation Plan	<ul style="list-style-type: none"> <li>• Prepare and implement an Avian Conservation Strategy and Eagle Conservation Plan that includes a bird mortality study, polarized light and insectivorous bird study, thresholds, and implementation measures.</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to issuance of construction permit, submit an Avian Conservation Strategy and Eagle Conservation Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify qualifications of the biologist.</li> <li>• County will consult with CDFG and USFWS on the proposed program to determine thresholds prior to approval.</li> <li>• County will verify submittal of two studies to scientific-journals.</li> <li>• County will verify submittal of quarterly and annual reporting and consultation with USFWS and CDFG to determine if subsequent years of reporting are necessary.</li> </ul>	<ul style="list-style-type: none"> <li>• Retain a qualified biologist to prepare an Avian Conservation Strategy and Eagle Conservation Plan in consultation with CDFG and USFWS and monitor impacts to birds during construction and one year after completion of construction.</li> <li>• Install additional bird flight diverters, alter project components that have been identified as key mortality features, or implement other appropriate actions approved by the County and regulatory agencies based on the findings of the Avian Conservation Strategy and Eagle Conservation Plan.</li> <li>• Prepare papers that describe the design and monitoring results of the two studies to be submitted to peer-reviewed scientific journals.</li> <li>• Submit annual reports to the County during construction and one year post-construction (additional reporting if mitigation actions continue to be required).</li> </ul>
BR-15.1	Survey pre-construction maternity colony or hibernaculum for sensitive bats.	<ul style="list-style-type: none"> <li>• Conduct pre-construction surveys.</li> <li>• Conduct surveys during the maternity season within 300 feet of project activities.</li> <li>• Avoid active maternity roosts or hibernacula.</li> <li>• Survey for alternative maternity roosts if avoidance is not feasible.</li> </ul>	<ul style="list-style-type: none"> <li>• No more than 15 days prior to grading near or the removal of towers, conduct pre-construction surveys.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify qualifications of the biologist.</li> <li>• County will verify completion of pre-construction surveys and surveys for maternity roosts.</li> </ul>	<ul style="list-style-type: none"> <li>• Retain a biologist, holding a CDFG collection permit and a Memorandum of Understanding with CDFG allowing the biologist to handle bats, to conduct pre-construction surveys and surveys during maternity season for sensitive bats.</li> <li>• Routinely inspect known maternity roosts or hibernacula.</li> </ul>

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BR-15.2	Provide substitute roosting habitat.	<ul style="list-style-type: none"> <li>• Provide substitute roosting habitat for the maternity colony on, or in close proximity to, the Project site no less than three months prior to the eviction of the colony.</li> </ul>	<ul style="list-style-type: none"> <li>• At least three months prior to eviction, provide suitable alternative roosting habitat.</li> <li>• Prior to final County inspection, review submittal of written report.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify adequacy of alternative roost site(s).</li> <li>• County will review written report detailing coordinating with the CDFG and location of the roost sites.</li> </ul>	<ul style="list-style-type: none"> <li>• Construct alternative roost sites as required for the duration of construction activities and submit a written report documenting required coordination with CDFG as well as the location of roost sites to the County</li> </ul>
BR-15.3	Exclude bats prior to eviction from roosts.	<ul style="list-style-type: none"> <li>• Safely evict bats from non-breeding bat hibernacula.</li> <li>• Demolition of maternity roost sites must commence before maternity colonies form (i.e., prior to 1 March) or after young are flying (i.e., after 31 July).</li> </ul>	<ul style="list-style-type: none"> <li>• A minimum of one week prior to intended eviction date, implement methods to evict bats.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify qualifications of the biologist.</li> <li>• County will ensure evictions are done according to mitigation measure standards.</li> </ul>	<ul style="list-style-type: none"> <li>• Retain a biologist, holding a CDFG collection permit and a Memorandum of Understanding with CDFG allowing the biologist to handle bats, to direct eviction of roosting areas.</li> </ul>
BR-16.1	Conduct focused pre-construction giant kangaroo rat burrow/precinct surveys and implement avoidance measures.	<ul style="list-style-type: none"> <li>• Conduct pre-construction surveys.</li> <li>• Flag and establish buffer around active giant kangaroo rat burrows/.</li> <li>• Map all active burrows/precincts and incorporate them into a GIS based figure for use by on-site monitors and construction crews.</li> <li>• Live-trap and relocate giant kangaroo rats present in impact areas as described in an approved Giant Kangaroo Rat Relocation Plan</li> </ul>	<ul style="list-style-type: none"> <li>• No more than 30 days prior to commencement of ground-disturbing activities, conduct pre-construction surveys.</li> <li>• Prior to final County inspection, review submitted documentation of burrows/precincts abandoned or destroyed.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify qualifications of the biologist.</li> <li>• County will verify completion of pre-construction surveys.</li> </ul>	<ul style="list-style-type: none"> <li>• Retain a qualified biologist to perform pre-construction surveys for giant kangaroo rat.</li> <li>• Create GIS figure of all active burrows/and give to</li> <li>• Document all giant kangaroo rat burrows/precincts abandoned or destroyed and provide a written report to the County of San Benito.</li> <li>• Periodically field check the mapped burrows/precincts to buffer delineation and flagging are all in good working order.</li> </ul>
BR-16.2	Minimize impacts of foundation support installations.	<ul style="list-style-type: none"> <li>• Evaluate and implement feasible foundation installation systems to minimize noise and vibration that would affect ground-dwelling wildlife.</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify installation of noise and vibration minimizing foundations.</li> </ul>	<ul style="list-style-type: none"> <li>• Evaluate and implement feasible foundation installation systems to minimize noise and vibration that would affect ground-dwelling wildlife.</li> </ul>

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BR-16.3	Preserve, manage, and maintain giant kangaroo rat habitat corridors across the project footprint.	<ul style="list-style-type: none"> <li>Construction monitoring shall occur for the duration of construction, and if the biologist determines that the corridors are not functional, adaptive management measures shall be implemented in consultation with USFWS and CDFG.</li> </ul>	<ul style="list-style-type: none"> <li>Conservation easement on habitat corridors shall be recorded prior to commencement of construction.</li> </ul>	<ul style="list-style-type: none"> <li>County will ensure construction monitoring.</li> </ul>	<ul style="list-style-type: none"> <li>Preserve, manage, and maintain the ongoing functionality of the proposed giant kangaroo rat corridors on the project site.</li> <li>No driving on the side of any panel block adjacent to a designated habitat corridor.</li> <li>No new construction of buildings, ornamental tree plantings, or other features not already identified in the EIR that would reduce available habitat and may provide perching opportunities for predatory birds permitted within or directly adjacent to the habitat corridors.</li> </ul>
BR-17.1	Conduct pre-construction San Joaquin antelope squirrel surveys and implement avoidance measures.	<ul style="list-style-type: none"> <li>Conduct pre-construction surveys.</li> <li>Flag and establish buffer around active San Joaquin antelope squirrel burrows.</li> <li>Implement sequential steps to evict San Joaquin antelope squirrels if avoidance is infeasible.</li> </ul>	<ul style="list-style-type: none"> <li>No more than 30 days prior to commencement of ground-disturbing activities, conduct pre-construction surveys.</li> <li>Prior to final County inspection, review submitted documentation of burrows/precincts abandoned or destroyed.</li> </ul>	<ul style="list-style-type: none"> <li>County will verify qualifications of the biologist.</li> <li>County will verify completion of pre-construction surveys.</li> <li>County will review document listing all abandoned or destroyed burrows.</li> </ul>	<ul style="list-style-type: none"> <li>Retain a qualified biologist to perform pre-construction surveys for San Joaquin antelope squirrels.</li> <li>Document all San Joaquin antelope squirrel burrows abandoned or destroyed and, provide a written report to the County of San Benito, CDFG and USFWS</li> <li>Periodically survey for potential burrows requiring the avoidance measures.</li> </ul>
BR-18.1	Conduct focused pre-construction surveys for American badger surveys and implementation of avoidance measures.	<ul style="list-style-type: none"> <li>Conduct pre-construction surveys.</li> <li>Flag and establish appropriate buffer around active American badger dens.</li> <li>Evict unavoidable badger dens by slowly excavating the burrow before or after the rearing season (15 February through 1 July).</li> </ul>	<ul style="list-style-type: none"> <li>No more than 30 days prior to commencement of ground-disturbing activities, conduct pre-construction surveys.</li> <li>Prior to the final County inspection or occupancy, submit report to the County and CDFG.</li> </ul>	<ul style="list-style-type: none"> <li>County will verify qualifications of the biologist.</li> <li>County will verify completion of pre-construction surveys.</li> <li>County will review document listing all badger-related activities.</li> </ul>	<ul style="list-style-type: none"> <li>Retain a qualified biologist to perform pre-construction surveys for American badgers.</li> <li>Routinely inspect protected dens and ensure that delineation methods are in good working order.</li> <li>Prepare and submit a written report documenting all badger-related activities (e.g. den flagging, monitoring, badger removal, etc.) to the County of San Benito and the CDFG.</li> </ul>

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BR-19.1	Conduct focused pre-construction San Joaquin kit fox surveys and implementation of avoidance measures.	<ul style="list-style-type: none"> <li>• Conduct pre-construction surveys.</li> <li>• Flag and establish appropriate buffer around active San Joaquin kit fox surveys.</li> <li>• Stop work within a 200-foot radius of an occupied natal den and contact USFWS if active dens are found within 1,000 feet of project activities; work may resume after pups have left the den.</li> <li>• Implement sequential steps to evict San Joaquin kit fox if avoidance is infeasible. Natal dens shall not be disturbed at any time</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to commencement of construction activities, conduct pre-construction surveys.</li> <li>• Prior to the final County inspection, review compliance with measures and documentation of mitigation.</li> <li>• Prior to the final County inspection or occupancy, submit report to the County.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify qualifications of the biologist.</li> <li>• County will verify completion of pre-construction surveys.</li> <li>• County will review location and design of the artificial dens prior to installation.</li> <li>• County will review document listing all abandoned or destroyed dens.</li> </ul>	<ul style="list-style-type: none"> <li>• Retain a qualified biologist to perform pre-construction surveys for San Joaquin kit fox.</li> <li>• Routinely inspect protected dens and ensure that delineation methods are in good working order.</li> <li>• Replace all excavated kit fox dens with artificial dens on a 2:1 basis</li> <li>• Prepare and submit a written report documenting all kit fox dens abandoned, destroyed or avoided/protected for County review and approval.</li> </ul>
BR-22.1	Fence temporary pond to exclude wildlife.	<ul style="list-style-type: none"> <li>• Fence the perimeter of the temporary ponds.</li> <li>• Report any bird or other wildlife deaths within two days of discovering the carcass to the CDFW and USFWS</li> </ul>	<ul style="list-style-type: none"> <li>• Monthly monitoring starting with the first month of operation.</li> <li>• No less than 30 days prior to operation of the ponds, provide as-built drawings of the ponds.</li> <li>• No later than December 30, submit annual report for the life of the project.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify qualifications of the biologist.</li> <li>• County will review as-built drawings of the ponds.</li> <li>• County will review annual monitoring reports.</li> </ul>	<ul style="list-style-type: none"> <li>• Retain a designated biologist to regularly survey the ponds at least once per month starting with the first month of operation of the ponds.</li> <li>• Submit annual monitoring reports to the County, CDFG, and USFWS describing the dates, durations, and results of site visits conducted at the ponds.</li> </ul>
BR-23-1	Create conservation easement on all project areas retired from the development footprint.	<ul style="list-style-type: none"> <li>• Documentation of recorded conservation easement shall be submitted to the San Benito County Department of Planning and Building.</li> </ul>	<ul style="list-style-type: none"> <li>• Conservation easement on approved project footprint shall be recorded prior to commencement of construction.</li> <li>• Retired portions of the site shall be put under restricted use for biological resources upon the retirement of portions of the project site.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify receipt of recorded conservation easement.</li> </ul>	<ul style="list-style-type: none"> <li>• Provide funds for a qualified land trust to acquire appropriate conservation easement(s) for retired portions of the proposed project site, or donate appropriate conservation easement(s) to a qualified land trust or to an appropriate mitigation bank.</li> </ul>

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<b>Cultural and Paleontological Resources</b>					
CR-2.1	Conduct cultural resource monitoring during construction.	<ul style="list-style-type: none"> <li>Conduct cultural resources monitoring.</li> </ul>	<ul style="list-style-type: none"> <li>During construction, conduct monitoring.</li> </ul>	<ul style="list-style-type: none"> <li>County will verify qualifications of the archaeologist.</li> <li>County will ensure compliance with and effectiveness of the cultural resources monitoring program.</li> </ul>	<ul style="list-style-type: none"> <li>Fully fund all monitoring and documentation activities.</li> <li>Retain a professional archaeologist to monitor subsurface construction disturbance.</li> <li>Retain a Native American monitor at locations sensitive for Native American remains.</li> <li>Document any unanticipated discovery on a Department of Parks and Recreation Primary Record and Archaeological Site Record (DPR 523)</li> </ul>
CR-2.2	Treat previously unidentified archaeological resources discovered during construction.	<ul style="list-style-type: none"> <li>Upon discovery of archaeological remains, cease all work activities within 100 feet of the discovery and notify the County.</li> <li>Inspection of remains by a Registered Professional Archaeologist is required to evaluate significance.</li> <li>Develop and implement a data recovery plan if the site meets California Register of Historic Resources significance criteria.</li> </ul>	<ul style="list-style-type: none"> <li>Immediately cease work and notify the County within 24 hours upon discovery of archaeological remains.</li> <li>Prior to implementation, review data recovery plan.</li> </ul>	<ul style="list-style-type: none"> <li>County will verify qualifications of the archaeologist.</li> <li>County will review and approve data recovery plan.</li> </ul>	<ul style="list-style-type: none"> <li>Fully fund all work related to the identification and treatment previously unidentified archaeological resources discovered during construction.</li> <li>Upon discovery of archaeological remains, cease all work activities</li> <li>Develop and implement a data recovery plan if the site meets California Register of Historic Resources significance criteria.</li> </ul>

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CR-2.3	Inadvertent discovery of human remains.	<ul style="list-style-type: none"> <li>• Upon discovery, contact County coroner immediately and cease all work within 300 feet of the discovery immediately.</li> <li>• If remains are identified as Native American, the coroner will notify the NAHC within 24 hours of discovery.</li> <li>• NAHC will then identify the Most Likely Descendent, who will determine the manner in which the remains are treated</li> </ul>	<ul style="list-style-type: none"> <li>• Immediately cease work and contact the County coroner upon discovery of human remains.</li> <li>• Within 24 hours, notify the NAHC of discovery of Native American remains.</li> </ul>	<ul style="list-style-type: none"> <li>• County will provide a coroner upon discovery of human remains.</li> </ul>	<ul style="list-style-type: none"> <li>• Cease work and implement buffer zone around human remains.</li> <li>• Contact County coroner.</li> </ul>
CR-2.4	Implement workers environmental awareness program.	<ul style="list-style-type: none"> <li>• Implement a workers environmental awareness program to train all construction personnel to recognize possible buried cultural remains and resources.</li> <li>• No construction worker may work in the field without first participating in the training program.</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to working, all construction workers must participate in workers environmental awareness program.</li> </ul>	<ul style="list-style-type: none"> <li>• County will review and approve workers environmental awareness program.</li> <li>• County will review list of construction personnel.</li> </ul>	<ul style="list-style-type: none"> <li>• Prepare and implement a workers environmental awareness program.</li> <li>• Provide to the County a list of construction personnel who have completed the cultural resources identification training prior to start of construction, and this list shall be updated as required when new personnel start work.</li> </ul>

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PA-1.1	Implement site-specific paleontological recovery.	<ul style="list-style-type: none"> <li>• Prepare a Paleontologic Monitoring and Recovery Plan following the guidelines of the Society for Vertebrate Paleontology (1995).</li> <li>• Identify and implement procedures to recover and preserve unknown and accidentally discovered significant fossils within the paleontologically sensitive areas on site.</li> <li>• Prepare report on paleontological discoveries.</li> <li>• Implement mitigation pursuant to a Paleontologic Monitoring and Recovery Plan prepared prior to construction by a qualified Principal Paleontologist,</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to construction, review submitted Paleontologic Monitoring and Recovery Plan.</li> <li>• Upon discovery of paleontological materials, implement procedures outlined in the Paleontologic Monitoring and Recovery Plan and prepare and submit report.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify qualifications of the Principal Paleontologist.</li> <li>• County will review and approve a Paleontologic Monitoring and Recovery Plan.</li> <li>• County will review report on paleontological discoveries.</li> </ul>	<ul style="list-style-type: none"> <li>• Retain a qualified Principal Paleontologist to prepare Paleontologic Monitoring and Recovery Plan.</li> <li>• Identify and implement procedures to recover and preserve unknown and accidentally discovered significant fossils.</li> <li>• Prepare report on paleontological discoveries and submit to the County and the curation facility.</li> </ul>
PA-1.2	Monitor grading and excavation for unknown and accidentally discovered paleontological resources.	<ul style="list-style-type: none"> <li>• Monitor grading, trenching, and other earth disturbance that may affect the Pleistocene Older Alluvium, mapped in a small segment within the western portion of the project area.</li> <li>• Implement measures in Paleontologic Monitoring and Recovery Plan upon discovery of resources.</li> <li>• Prepare report on paleontological discoveries.</li> </ul>	<ul style="list-style-type: none"> <li>• Upon discovery of paleontological materials, implement procedures outlined in the Paleontologic Monitoring and Recovery Plan and prepare and submit report.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify qualifications of the paleontological monitor.</li> <li>• County will review report on paleontological discoveries.</li> </ul>	<ul style="list-style-type: none"> <li>• Retain a qualified paleontological monitor under the supervision of a Registered Professional Geologist.</li> <li>• Monitor earth in a small segment within the western portion of the project area.</li> <li>• Identify and implement procedures to recover and preserve unknown and accidentally discovered significant fossils.</li> <li>• Prepare report on paleontological discoveries and submit to the County and the curation facility</li> </ul>

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<b>Geology, Mineral Resources, and Soils</b>					
GE-4.1	Implement Geotechnical Report recommendations.	<ul style="list-style-type: none"> <li>Perform all earthwork operations according to the project specifications set forth in the Geotechnical Report.</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	<ul style="list-style-type: none"> <li>County will verify all earth operations are performed according to specifications found in the Geotechnical Report.</li> </ul>	<ul style="list-style-type: none"> <li>Perform all earthwork operations according to the project specifications set forth in the Geotechnical Report.</li> </ul>
<b>Hazards and Hazardous Materials</b>					
HZ-1.2	Protect workers and public from Valley Fever	<ul style="list-style-type: none"> <li>Prepare detailed Valley Fever informational brochure</li> <li>Provide breathing protection gear upon request</li> <li>Prepare Grading and Site Preparation Plan</li> </ul>	<ul style="list-style-type: none"> <li>Submit Valley Fever informational brochure to Department of Public Health 30 days prior to commencement of construction activities</li> <li>Submit Grading and Site Preparation Plan to County 60 days prior to commencement of construction activities</li> </ul>	<ul style="list-style-type: none"> <li>DPH will approve Valley Fever brochure</li> <li>County will approve Grading and Site Preparation Plan</li> </ul>	<ul style="list-style-type: none"> <li>Prepare Valley Fever brochure and provide to all workers entering construction site</li> <li>Provide breathing protection gear upon request</li> <li>Prepare Grading and Site Preparation Plan, submit to County, implement Plan</li> </ul>
HZ-5.1	Cease work during Red Flag Warning.	<ul style="list-style-type: none"> <li>Cease all grading, welding, soldering, and smoking on the project.</li> <li>Ensure vehicles remain on designated access roads or laydowns areas cleared of vegetation.</li> </ul>	<ul style="list-style-type: none"> <li>During a Red Flag Warning issued for the zone encompassing the proposed project site, cease work.</li> </ul>	<ul style="list-style-type: none"> <li>County will verify a work-stop is implemented on</li> </ul>	<ul style="list-style-type: none"> <li>Cease all grading, welding, soldering, and smoking on the project.</li> <li>Ensure vehicles remain on designated access roads or laydowns areas cleared of vegetation.</li> </ul>
HZ-7.1	Prohibit standing water.	<ul style="list-style-type: none"> <li>Ensure that open containers be inverted and construction ditches not be allowed to accumulate water. Construction and maintenance operations shall not generate standing water, except for water storage and stormwater management ponds.</li> <li>Consult appropriate agencies and obtain permits before filling naturally occurring depressions, drainages, and pools at the site appropriate permits.</li> </ul>	<ul style="list-style-type: none"> <li>During construction and operation.</li> </ul>	<ul style="list-style-type: none"> <li>County will verify that construction and operation activities do not result in standing water.</li> <li>County will verify that the appropriate agencies were consulted prior to draining and filling natural depressions.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure construction and operation workers do not allow water to accumulate.</li> <li>Consult the appropriate resource agency (San Benito County, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Game) and obtaining a permit prior to draining and fill a natural depression.</li> </ul>

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MM #	Mitigation Measure Title <sup>1</sup>	Monitoring / Reporting Action	Timing & Method of Verification	Agency or County Responsibilities	Applicant Responsibilities
<b>Land Use and Recreation</b>					
LU-1.1	Establish construction liaison.	<ul style="list-style-type: none"> <li>• Provide a toll-free general phone number and the name and contact information for a local public liaison to all property owners within a one-mile radius of the project's boundaries.</li> <li>• Ensure public liaison addresses questions or concerns related to the project.</li> <li>• Provide summary documentation of all comments and concerns communicated to the liaison monthly for the duration of construction and for one year following the completion of construction</li> </ul>	<ul style="list-style-type: none"> <li>• 30 days prior to the start of any construction-related activities and for up to one year following construction, local public liaison will be available to the public.</li> <li>• Within 72 hours, during construction, liaison will respond to all construction-related questions and concerns.</li> <li>• Quarterly during construction and one year following the completion of construction, submit compliance documentation.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify the provision of a public liaison.</li> <li>• County will review the quarter compliance reports.</li> </ul>	<ul style="list-style-type: none"> <li>• Provide a toll-free general phone number and the name and contact information for a local public liaison.</li> <li>• Ensure public liaison addresses questions or concerns related to the project.</li> <li>• Prepare and submit to the County quarterly summary documentation of all comments and concerns communicated.</li> </ul>
LU-1.2	Provide advance notice of construction.	<ul style="list-style-type: none"> <li>• Provide 30 days' notice to all residents within 5 miles of the project boundary, the Principal of Panoche Elementary School, and the BLM Hollister Field Office.</li> <li>• If complaints are received, provide the County with a report that documents the complaints and the strategy for resolution of any noise complaints</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to and during construction, give at least 30 days advance notice of the start of any construction-related activities.</li> <li>• Within 72 hours of receiving a complaint, provide the County with a report that documents the complaints and the strategy for resolution of any noise complaints</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify distribution of notice.</li> <li>• County will review report documenting complaints.</li> </ul>	<ul style="list-style-type: none"> <li>• Provide 30 days notice to all residents within 5 miles of the project boundary, the Principal of Panoche Elementary School, and the BLM Hollister Field Office.</li> <li>• Provide the County with a report that documents the complaints and the strategy for resolution of any noise complaints</li> </ul>

**Table I-1. Mitigation Monitoring and Reporting Plan**

MM #	Mitigation Measure Title <sup>1</sup>	Monitoring / Reporting Action	Timing & Method of Verification	Agency or County Responsibilities	Applicant Responsibilities
LU-1.3	Provide quarterly construction updates.	<ul style="list-style-type: none"> <li>• Provide all property owners within a one-mile radius of the project site's boundaries with updates and changes to all of the information provided in the pre-construction notification.</li> <li>• Ensure public liaison responds to all questions and complaints.</li> </ul>	<ul style="list-style-type: none"> <li>• During construction, provide quarterly updates on project.</li> <li>• Within 72 hours of receiving a complaint during construction and within 1 week post-construction, respond to all questions and complaints.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify distribution of quarterly updates.</li> </ul>	<ul style="list-style-type: none"> <li>• Provide all property owners within a one-mile radius of the project site's boundaries with updates and changes to all of the information provided in the pre-construction notification.</li> <li>• Ensure public liaison responds to all questions and complaints.</li> </ul>
<b>Noise</b>					
NS-1.1	Shield construction staging areas.	<ul style="list-style-type: none"> <li>• Install adequate temporary noise barriers around the construction staging areas to reduce noise levels associated with deliveries and construction equipment staging.</li> <li>• Monitor noise levels during construction at the project's property line closest to the construction staging areas.</li> <li>• Should hourly noise level standards be exceeded as a result of work occurring at a staging area, stop all noise-related work at that staging area until adequate noise attenuation measures are installed to meet these standards.</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to the use of noisy equipment during construction, install noise barriers.</li> <li>• Throughout duration of the noise-making activity, ensure any measures installed remain in good working order.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify that noise barriers are in place and that noise level standards are not exceeded.</li> </ul>	<ul style="list-style-type: none"> <li>• Install adequate temporary noise barriers.</li> <li>• Monitor noise levels during construction.</li> <li>• Stop all noise-related work at that staging area until adequate noise attenuation measures are installed to meet noise level standards.</li> </ul>
NS-1.2	Implement noise-reducing features and practices for construction noise.	<ul style="list-style-type: none"> <li>• Employ and clearly state in the contractors' specifications the noise-suppression techniques listed in the mitigation measure.</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to construction and decommissioning work commencing, employ noise-suppression techniques to minimize the impact of temporary noise.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify that noise-suppression techniques are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>• Employ and clearly state in the contractors' specifications the noise-suppression techniques.</li> </ul>

**Table I-1. Mitigation Monitoring and Reporting Plan**

<b>MM #</b>	<b>Mitigation Measure Title<sup>1</sup></b>	<b>Monitoring / Reporting Action</b>	<b>Timing &amp; Method of Verification</b>	<b>Agency or County Responsibilities</b>	<b>Applicant Responsibilities</b>
NS-1.3	Provide advance notice of construction.	<ul style="list-style-type: none"> <li>• Provide advance notice of construction between 2 and 4 weeks prior to commencement of construction.</li> <li>• Address any complaints received related to noise and prepare a report indicating how noise complaints are handled.</li> <li>• County's Environmental Monitor shall verify implementation of agreed upon strategy.</li> </ul>	<ul style="list-style-type: none"> <li>• Within 2 to 4 weeks prior to construction or decommissioning activities, provide notice of activities.</li> <li>• Within 48 hours, provide the County with a report that documents the complaints and the strategy for resolution of any noise complaints.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify implementation of noise-reduction strategy through an environmental monitor.</li> <li>• County will review report documenting complaints.</li> </ul>	<ul style="list-style-type: none"> <li>• Provide advance notice of construction and decommissioning.</li> <li>• Address any complaints received related to noise and prepare a report indicating how noise complaints are handled.</li> </ul>
NS-1.4	Limit pile driving activities.	<ul style="list-style-type: none"> <li>• Implement limitations on pile driving activities to reduce noise levels.</li> </ul>	<ul style="list-style-type: none"> <li>• During pile driving activities.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify appropriate limitations are implemented during pile driving activities.</li> </ul>	<ul style="list-style-type: none"> <li>• Implement limitations on pile driving activities to reduce noise levels.</li> </ul>
NS-2.1	Limit decommissioning activities to daytime.	<ul style="list-style-type: none"> <li>• Construction-related activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. such that these activities are exempted from Section 25.37.035(E)(2) of the San Benito County Code.</li> </ul>	<ul style="list-style-type: none"> <li>• During decommissioning, limit hours of construction-related activities to between 7:00 am and 7:00 pm.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify construction-related activities occur during the appropriate hours.</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure construction-related activities occur only during the hours of 7:00 a.m. to 7:00 p.m.</li> </ul>

**Table I-1. Mitigation Monitoring and Reporting Plan**

MM #	Mitigation Measure Title <sup>1</sup>	Monitoring / Reporting Action	Timing & Method of Verification	Agency or County Responsibilities	Applicant Responsibilities
NS-4.1	Locate PV inverters and transformers away from the project's property line.	<ul style="list-style-type: none"> <li>• Place inverters/transformers the appropriate distance from the project property line and each other to ensure compliance with the County's daytime hourly noise level standard.</li> <li>• Enclose inverters/transformers or implement other noise attenuation measures as necessary to meet County daytime hourly noise level standards</li> <li>• Should hourly noise level standards be exceeded, stop operations of offending inverters and transformers until adequate noise attenuation measures are installed to meet these standards.</li> </ul>	<ul style="list-style-type: none"> <li>• During construction and operation.</li> <li>• Throughout duration of the noise-making activity, ensure measures installed remain in good working order.</li> </ul>	<ul style="list-style-type: none"> <li>• County will verify implementation of noise-reduction strategy through an environmental monitor.</li> </ul>	<ul style="list-style-type: none"> <li>• Place inverters/transformers the appropriate distance from the project property line and each other.</li> <li>• Enclose inverters/transformers or implement other noise attenuation measures as necessary</li> <li>• Stop operations of offending inverters and transformers until adequate noise attenuation measures are installed to meet these standards</li> </ul>
NS-5.1	Limit panel washing activities.	<ul style="list-style-type: none"> <li>• Limit panel washing to the appropriate time and day.</li> <li>• Should hourly noise level standards be exceeded, stop work in the area. Panel washing can resume during an exempted time period.</li> </ul>	<ul style="list-style-type: none"> <li>• Monday through Saturday 7:00 a.m. to 7:00 p.m. excluding federal holidays, panel washing activities are allowable when occurring within 1,900 feet of the project's property line.</li> <li>• Any time during daylight hours, panel washing activities are allowable on panels farther than 1,900 feet of the property line.</li> </ul>	<ul style="list-style-type: none"> <li>• County will monitor noise levels at the project's property line if noise complaints are received during panel washing activities occurring outside of the exempted times.</li> </ul>	<ul style="list-style-type: none"> <li>• Limit panel washing to the appropriate time and day.</li> <li>• Should hourly noise level standards be exceeded, stop work in the area. Panel washing can resume during an exempted time period.</li> </ul>

**Population and Housing**

—none—

**Table I-1. Mitigation Monitoring and Reporting Plan**

MM #	Mitigation Measure Title <sup>1</sup>	Monitoring / Reporting Action	Timing & Method of Verification	Agency or County Responsibilities	Applicant Responsibilities
<b>Public Services, Utilities, and Service Systems</b>					
PS-1.1	Develop and implement service agreement with a qualified firefighting entity	<ul style="list-style-type: none"> <li>Establish an agreement with a qualified firefighting entity and the Applicant.</li> <li>Provide qualified entity an agreed upon fee based on actual costs to fund additional personnel.</li> <li>Provide fire protection training to its permanent employees.</li> </ul>	<ul style="list-style-type: none"> <li>Prior to issuance of building permits, submit fully executed agreement between County Fire Department and the Applicant.</li> <li>Yearly, provide funding to qualified entity.</li> </ul>	<ul style="list-style-type: none"> <li>County will verify funds provided to qualified entity.</li> <li>County will verify fire protection training is provided to permanent project employees.</li> </ul>	<ul style="list-style-type: none"> <li>Establish an agreement with a qualified firefighting entity and the Applicant.</li> <li>Provide a qualified firefighting entity an agreed upon amount based on actual costs to fund additional personnel.</li> <li>Provide fire protection training to its permanent employees.</li> </ul>
<b>Transportation and Circulation</b>					
TR-1.1	Prepare and implement Traffic Control Plan (TCP).	<ul style="list-style-type: none"> <li>Prepare and implement a TCP including the components listed in the mitigation measure, including a Vehicle Safety Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Prior to the start of construction and decommissioning, submit a TCP.</li> </ul>	<ul style="list-style-type: none"> <li>County will review and approve TCP.</li> <li>County will verify the implementation of measures listed in the TCP.</li> </ul>	<ul style="list-style-type: none"> <li>Submit a TCP to the County for its review and approval and to Caltrans.</li> <li>Implement measures listed in the TCP.</li> </ul>
TR-1.2	Rehabilitate, protect and monitor roadway pavement, bridges and culverts.	<ul style="list-style-type: none"> <li>Implement repairs along roads specified in the mitigation measure prior to construction and decommissioning.</li> <li>Monitor road conditions every three months during construction and implement local and State requirements relating to oversized loads and all elements specified in the mitigation measure.</li> </ul>	<ul style="list-style-type: none"> <li>Prior to the start of construction (and every three months thereafter) and during decommissioning, repair and improve roadway pavements.</li> <li>During construction, the project contractor will monitor road conditions every three months.</li> <li>Submit pavement condition report to County within 30 days of each monitoring and repair cycle.</li> </ul>	<ul style="list-style-type: none"> <li>County will verify road conditions are repaired prior to start of construction (and every three months thereafter) and during decommissioning.</li> <li>County will verify monitoring of roadways.</li> </ul>	<ul style="list-style-type: none"> <li>Implement repairs along roads specified in the mitigation measure during construction and decommissioning.</li> <li>Monitor road conditions during construction and implement local and State requirements relating to oversized loads and all elements specified in the mitigation measure.</li> </ul>

**Table I-1. Mitigation Monitoring and Reporting Plan**

<b>MM #</b>	<b>Mitigation Measure Title<sup>1</sup></b>	<b>Monitoring / Reporting Action</b>	<b>Timing &amp; Method of Verification</b>	<b>Agency or County Responsibilities</b>	<b>Applicant Responsibilities</b>
TR-1.3	Repair roadway damage.	<ul style="list-style-type: none"> <li>• Repair all roads prior to the start of construction.</li> <li>• Document status of roads prior to commencement of construction or decommissioning.</li> <li>• Restore all public roads, easements, rights-of-way and infrastructure to roadway conditions that existed prior to commencement of construction or decommissioning in a timely manner.</li> <li>• Prepare a letter indicating status of roads and receive approval from appropriate agencies.</li> </ul>	<ul style="list-style-type: none"> <li>• At least 30 days prior to construction or decommissioning, photograph or video record all construction routes.</li> <li>• Within 60 days of completion of construction or decommissioning, identify sections of public right-of-way to be repaired</li> <li>• Following completion of any public right-of-way repairs, have agencies sign letter indicating approval of repairs.</li> </ul>	<ul style="list-style-type: none"> <li>• San Benito County, Caltrans, and Fresno County will consult with the Applicant to determine standards of repair prior to and post construction and decommissioning.</li> <li>• San Benito County, Caltrans, and Fresno County will sign letter indicating approval of repairs.</li> </ul>	<ul style="list-style-type: none"> <li>• Restore all public roads to preexisting conditions as determined in consultation with San Benito County, Caltrans, and Fresno County.</li> <li>• Pre-construction and decommissioning, provide photographs or video records of all public construction routes to San Benito County, Caltrans, and Fresno County.</li> <li>• Post-construction, meet with San Benito County, Caltrans, and Fresno County to identify public roadways that need repair.</li> <li>• Establish a schedule to complete the repairs and to receive approval for the action(s).</li> <li>• Upon completion of repairs, prepare and submit letter to agencies to indicate approval of repairs.</li> </ul>
TR-1.4	Ensure Traffic Safety	<ul style="list-style-type: none"> <li>• Develop Traffic Safety Plan.</li> <li>• Implement one or more traffic safety measures.</li> </ul>	<ul style="list-style-type: none"> <li>• Develop Traffic Safety Plan prior to commencement of construction activities.</li> </ul>	<ul style="list-style-type: none"> <li>• County Building and Planning Department and Sheriff's Office to coordinate development of the Traffic Safety Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• Develop Traffic Safety Plan in coordination with the County Building and Planning Department and the Sheriff's Office.</li> <li>• Implement one or more traffic safety measures.</li> </ul>

**Table I-1. Mitigation Monitoring and Reporting Plan**

<b>MM #</b>	<b>Mitigation Measure Title<sup>1</sup></b>	<b>Monitoring / Reporting Action</b>	<b>Timing &amp; Method of Verification</b>	<b>Agency or County Responsibilities</b>	<b>Applicant Responsibilities</b>
<b>Water Resources</b>					
WR-1.1	Groundwater Monitoring and Reporting Plan.	<ul style="list-style-type: none"> <li>• Prepare and submit a Groundwater Monitoring and Reporting Plan.</li> <li>• Prepare and submit monthly summary reports during construction, annual reports for 3 years following completion of construction.</li> <li>• Evaluate the effectiveness of the Groundwater Monitoring and Reporting Plan and revise, extend, or eliminate plan accordingly.</li> </ul>	<ul style="list-style-type: none"> <li>• 60 days prior to commencing project-related pumping activities, approve submitted Groundwater Monitoring and Reporting Plan.</li> <li>• Submit summary reports monthly during construction and annually for the three years following construction.</li> <li>• After construction, evaluate the Groundwater Monitoring and Reporting Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• County will review and approve the Groundwater Monitoring and Reporting Plan.</li> <li>• County will review monthly and annual summary reports.</li> <li>• County will coordinate with the Applicant to review the effectiveness of the Groundwater Monitoring and Reporting Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• Prepare and submit a Groundwater Monitoring and Reporting Plan.</li> <li>• Prepare and submit monthly and annual summary reports.</li> <li>• Evaluate the effectiveness of the Groundwater Monitoring and Reporting Plan and revise, extend, or eliminate plan accordingly.</li> </ul>

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MM #	Mitigation Measure Title <sup>1</sup>	Monitoring / Reporting Action	Timing & Method of Verification	Agency or County Responsibilities	Applicant Responsibilities
WR-1.2	Aquifer Testing and Well Interference Analysis.	<ul style="list-style-type: none"> <li>• Prepare and submit an Aquifer Testing and Well Interference Analysis Plan.</li> <li>• Video surveys shall be performed on all existing wells lacking available well construction records (well depth and screen intervals).</li> <li>• Aquifer test shall be performed at a pumping rate that will “stress” the aquifer and result in measurable drawdown at the nearest observation well after two to four hours.</li> <li>• Results of the aquifer test and well interference analysis shall be submitted to San Benito County for review and approval of the proposed well for project water supply 15 days prior to the onset of sustained pumping for the project.</li> <li>• Amend the Groundwater Monitoring and Reporting Plan if a new or existing well south of Well #19 is approved project use.</li> </ul>	<ul style="list-style-type: none"> <li>• 14 days prior to commencing the aquifer testing and prior to pumping or making operational any existing wells or construction of any new wells south of Well #19, approve submitted an Aquifer Testing and Well Interference Analysis Plan.</li> <li>• 72-hour minimum test duration for the aquifer drawdown test.</li> </ul>	<ul style="list-style-type: none"> <li>• County will review and approve an Aquifer Testing and Well Interference Analysis Plan.</li> <li>• County will review aquifer test results to determine approval of use of a new well.</li> </ul>	<ul style="list-style-type: none"> <li>• Prepare and submit an Aquifer Testing and Well Interference Analysis Plan.</li> <li>• Conduct video surveys.</li> <li>• Perform aquifer stress tests.</li> <li>• Submit aquifer test results to the County 15 days prior to the onset of sustained pumping for the project.</li> <li>• Amend the Groundwater Monitoring and Reporting Plan if a new or existing well south of Well #19 is approved project use.</li> </ul>
WR-6.1	Accidental spill control and environmental training.	<ul style="list-style-type: none"> <li>• Prepare and implement the Stormwater Pollution Prevention Plan (SWPPP).</li> <li>• Establish an environmental training program for field personnel to communicate appropriate work practices, including SWPPP measures.</li> <li>• Implement a monitoring program to ensure plans are followed.</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to construction, review submitted SWPPP and environmental training program.</li> <li>• During all construction, operation, and maintenance activities, monitor for compliance with plans.</li> </ul>	<ul style="list-style-type: none"> <li>• County will review and approve SWPPP and the environmental training program.</li> <li>• The County’s environmental monitor will ensure all plans are followed.</li> </ul>	<ul style="list-style-type: none"> <li>• Prepare and implement the Stormwater Pollution Prevention Plan (SWPPP).</li> <li>• Establish an environmental training program.</li> <li>• Implement a monitoring program to ensure plans are followed.</li> </ul>

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WR-6.2	Store fuels and hazardous materials away from sensitive water resources.	<ul style="list-style-type: none"> <li>Prohibit fuel storage with 200 feet of groundwater supply wells or 4000 feet of community or municipal wells.</li> </ul>	<ul style="list-style-type: none"> <li>During construction, operation, and decommissioning.</li> </ul>	<ul style="list-style-type: none"> <li>County will verify that fuel is stored at the appropriate distance from wells.</li> </ul>	<ul style="list-style-type: none"> <li>Prohibit fuel storage with 200 feet of groundwater supply wells or 4000 feet of community or municipal wells.</li> </ul>
WR-6.3	Maintain vehicles and equipment.	<ul style="list-style-type: none"> <li>Maintain all vehicles to ensure they are free of leaks.</li> <li>Maintain a vehicle and equipment maintenance log.</li> </ul>	<ul style="list-style-type: none"> <li>During construction, operation, and decommissioning, maintain vehicles.</li> <li>Monthly, during construction, submit vehicle and equipment maintenance log.</li> </ul>	<ul style="list-style-type: none"> <li>County will monitor vehicles and equipment to ensure no leakage occurs.</li> <li>County will review monthly log.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain all vehicles to ensure they are free of any and all leaks.</li> <li>Maintain a vehicle and equipment maintenance log to the County.</li> </ul>