

Enforcement Officer must check and sign off on all construction equipment prior to the start of construction.

4.2.4. MITIGATION MONITORING

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 4.1 provided on the following pages.

TABLE 4.1 MITIGATION-MONITORING PROGRAM			
Measure	Enforcement Agency	Monitoring Phase	Verification
<p>Mitigation Measure No. 1 (Biological Resources Impacts). A pre-construction survey for burrowing owls will be required 30 days before the start of grading activities to confirm the absence of burrowing owls from the site. If the survey determines the burrowing owls to be present, protective measures shall be implemented.</p>	Planning Division • <i>(Applicant is responsible for implementation)</i>	<i>Prior to the issuance of grading permits.</i> • Mitigation ends prior to construction.	Date: Name & Title:
<p>Mitigation Measure No. 2 (Biological Resources Impacts). Burrowing owls shall not be disturbed during nesting season (February 1 to August 31) unless a qualified biologist verifies through non-invasive methods that either (1) the birds have not begun egg-laying or incubation or (2) that juveniles from the occupied burrows are foraging independently and are capable of an independent survival flight.</p>	Planning Division • <i>(Applicant is responsible for implementation)</i>	<i>Prior to the issuance of grading permits.</i> • Mitigation ends prior to construction.	Date: Name & Title:
<p>Mitigation Measure No. 3 (Biological Resources Impacts). The permitted biologist shall monitor relocated owls a minimum of three days per week of a minimum of three weeks.</p>	Planning Division • <i>(Applicant is responsible for implementation)</i>	<i>Prior to the issuance of grading permits.</i> • Mitigation ends prior to construction.	Date: Name & Title:
<p>Mitigation Measure No. 4 (Biological Resources Impacts). The burrowing owl Mitigation Monitoring Plan shall describe proposed relocation and monitoring plans. The plan shall include the number and location(s) of occupied burrowing owl sites and details on adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation of artificial burrows (numbers, locations, and type of burrows) shall be included in the plan. The plan shall also describe specific procedures to compensate for impacts to any occupied burrows. Such procedures may include, but not be limited to, the purchase/conservation of off-site suitable habitat that is known to support burrowing owls at a minimum 1:1 ratio depending on the quality of habitat removed compared to the quality of habitat provided. Prior to the issuance of occupancy permits, the developer shall provide copies of applicable species mitigation agreements/permits to the City.</p>	Planning Division • <i>(Applicant is responsible for implementation)</i>	<i>Prior to the issuance of grading permits.</i> • Mitigation ends prior to construction.	Date: Name & Title:

**TABLE 4.1
 MITIGATION-MONITORING PROGRAM**

Measure	Enforcement Agency	Monitoring Phase	Verification
<p>Mitigation Measure No. 5 (Biological Resources Impacts). If burrowing owls must be moved away from the disturbance area, passive relocation techniques shall be used. One or more weeks will be necessary to accomplish this relocation and allow the owls to acclimate to alternative burrows. Owls must be relocated by a qualified biologist from any occupied burrows that will be impacted by project activities. Suitable habitat is undeveloped land that can meet the burrowing owls' life cycle requirements (for both foraging and breeding) and is not intended for development. Suitable habitat must be adjacent or near the disturbance site or artificial burrows will need to be provided nearby. Once the biologist has confirmed that the burrowing owls have left the burrow, burrows should be excavated using hand tools and refilled to prevent reoccupation.</p>	<p>Planning Division • <i>(Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of grading permits.</i> • Mitigation ends prior to construction.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 6 (Geology & Soils Impacts). The project must comply with all the design and construction-related actions in the site specific Geotechnical Report prepared by Duco Engineering. In addition, the Applicant must remove and re-compact the underlying soils in accordance with the Geotechnical Report. The recommendations and requirements of the Duco Engineering study must be implemented to the satisfaction of the City Engineer.</p>	<p>Planning Division • <i>(Applicant is responsible for implementation)</i></p>	<p><i>During project's construction.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 7 (Geology & Soils Impacts). Prior to the issuance of any grading permits, or any permit authorizing ground disturbance, the project Applicant shall, to the satisfaction of the City Planning Director, demonstrate that a qualified paleontological monitor has been retained to be present during brushing and clearing, excavation, or any mass grading activities. In the event that fossils or fossil-bearing deposits are discovered during construction, excavations within 50 feet of the find shall be temporarily halted or diverted. The paleontologist shall document the discovery as needed in accordance with Society of Vertebrate Paleontology standards, evaluate the potential resource, and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If in consultation with the paleontologist, City staff and the project applicant determine that avoidance is not feasible, the paleontologist shall prepare an excavation plan for reducing the effect of the project on the qualities that make the resource important. The plan shall be submitted to the City for review and approval and the project applicant shall implement the approval plan.</p>	<p>Planning Division • <i>(Applicant is responsible for implementation)</i></p>	<p><i>During project's grading phase</i> • Mitigation ends when grading is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 8 (Noise Impacts). The Applicant shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment such as silencers and panels around the engine and vents as a means to reduce machinery noise. A Code Enforcement Officer must check and sign off on all construction equipment prior to the start of construction.</p>	<p>Planning Division and Code Enforcement • <i>(Applicant is responsible for implementation)</i></p>	<p><i>During construction phase.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>