

MITIGATION MONITORING AND REPORTING PROGRAM
CITY OF SHASTA LAKE
WINDSOR ESTATES 3 SUBDIVISION
GENERAL PLAN AMENDMENT, REZONE, AND TENTATIVE MAP

INTRODUCTION

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines to provide for the monitoring of mitigation measures required of the City of Shasta Lake (City) Windsor Estates 3 Subdivision (project) as set forth in the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the project.

Section 15074(d) of the CEQA Guidelines requires each public agency to adopt a program for monitoring or reporting on revisions to a project and the measures the agency has imposed to mitigate or avoid significant environmental effects. An MMRP is required for the project because the IS/MND for the project identified potentially significant adverse impacts related to the implementation of proposed activities, and mitigation measures have been identified to reduce those impacts to a less-than-significant level.

CITY OF SHASTA LAKE ADOPTION OF THE MMRP

If City Council, as lead agency, decides to approve the project, it must concurrently adopt a MMRP. The adopted MMRP will be kept on file at the City of Shasta Lake City Hall, 4477 Main Street, Shasta Lake, CA 96019.

PURPOSE OF THE MMRP

The purpose of the MMRP is to ensure the effective implementation and enforcement of adopted mitigation measures. Mitigation is defined by CEQA Guidelines Section 15370 as a measure that does any of the following:

- Avoids impacts altogether by not taking a certain action or parts of an action.
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation.
- Rectifies impacts by repairing, rehabilitating or restoring the impacted environment.
- Reduces or eliminates impacts over time by preservation and maintenance operations during the life of the project.
- Compensates for impacts by replacing or providing substitute resources or environments.

ROLES AND RESPONSIBILITIES

Unless otherwise specified herein, the City is responsible for taking all actions necessary to implement the mitigation measures according to the specifications provided for each measure and for demonstrating that the action has been successfully completed. The City will be responsible for monitoring implementation of the mitigation measures and for verifying that City staff, the developer, or a qualified contractor has completed the necessary actions for each measure. The City will designate a project manager to oversee the MMRP during the project implementation period. Duties of the project manager include the following:

- Ensure that routine inspections of the project's actions are conducted.
- Serve as liaison between the City and the City's contractor regarding mitigation monitoring issues (if appropriate).
- Complete forms and maintain records and documents required by the MMRP.
- Coordinate and ensure that corrective actions or enforcement measures are taken, if necessary.

MMRP SUMMARY TABLE

The MMRP table identifies the mitigation measures proposed for the project. These mitigation measures are reproduced from the IS/MND and are conditions of approval for the project. The table has the following columns:

- Mitigation Measure: Lists the mitigation measures identified in the IS/MND for a specific impact, along with the number for each measure as enumerated in the IS/MND.
- Monitoring Action: Identifies what actions the City shall take to comply with the mitigation measure.
- Monitoring Timing/Frequency: Identifies at what point in time, review process, or phase the mitigation measure will be completed.
- Date Checked/By Whom: Space to be initialed and dated by the individual designated to verify adherence to a specific mitigation measure.

CONCLUSION

The MMRP contained herein will provide for monitoring of construction activities as necessary, on-site identification and resolution of environmental problems, and proper reporting by the City. The MMRP is to be used by City staff, participating agencies, project contractors, and mitigation monitoring personnel during implementation of the project. The MMRP and any related supporting documentation shall be maintained in the project file and be made available to the public upon request.

**City of Shasta Lake Windsor Estates 3 Subdivision Project
Mitigation Monitoring and Reporting Program**

Mitigation Measure	Monitoring Action	Monitoring Timing/Frequency	Completion	
			Date	Initials
Agriculture and Forestry Resources				
Implementation of Mitigation Measures 4.4.4 and 4.4.5				
Air Quality				
<p>MM 4.3.1</p> <p>The following measures shall be implemented to avoid/minimize short-term air quality impacts during construction. These measures shall be included on all grading and improvement plans and/or permits.</p> <ol style="list-style-type: none"> a. During all construction activities, all architectural coatings applied shall contain a low content of volatile organic compounds (VOC) (i.e., 100 grams/liter) as required by the California Green Building Code or Shasta County AQMD, whichever is more restrictive. b. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. c. All material excavated, stockpiled, or graded shall be sufficiently watered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering shall occur at least twice daily with complete coverage of the construction area, preferably in the mid-morning and after work is completed each day. d. All unpaved areas (including unpaved roads) with vehicle traffic shall be watered periodically or have dust palliatives applied for stabilization of dust emissions. e. All on-site vehicles shall be limited to a speed of 15 miles per hour on unpaved roads. f. All land clearing, grading, earth-moving, or excavation activities on the project site shall be suspended when sustained winds are expected to exceed 20 miles per hour. 	<p>BC</p> <ul style="list-style-type: none"> • Confirm mitigation measure is included in grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> • Field check as needed to ensure compliance. 	<p>BC</p> <ul style="list-style-type: none"> • One-time check of grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> • Field check as needed to ensure compliance. 		

Mitigation Measure	Monitoring Action	Monitoring Timing/Frequency	Completion	
			Date	Initials
<p>g. All material transported off-site shall be either sufficiently watered or securely covered to prevent a public nuisance.</p> <p>h. Prior to final occupancy, the applicant shall re-establish ground cover on the construction site through seeding and watering.</p> <p>i. Off-road construction equipment shall not be left idling for periods longer than 5 minutes when not in use.</p> <p>j. Trees and other vegetation cleared to accommodate the proposed project shall not be burned onsite and shall be disposed of in another lawful manner (e.g., chipping or mulching), as approved by the City.</p> <p>Responsibility: City Building Division</p>				
Biological				
<p>MM 4.4.1</p> <p>In order to avoid impacts to tree-roosting bats, one of the following measures shall be implemented:</p> <p>a. Prior to commencement of tree removal, a qualified bat biologist (i.e., an experienced bat biologist holding a California Department of Fish and Wildlife [CDFW] Scientific Collecting Permit) shall conduct a tree habitat assessment to identify trees with suitable bat roosting habitat (e.g., cavities, crevices, exfoliating bark, etc.).</p> <p>Trees determined to have suitable roosting habitat shall be removed only outside of the maternity season and winter season during the following times, or as otherwise approved/recommended by a qualified bat biologist.</p> <ol style="list-style-type: none"> Between approximately March 1 (or after evening temperatures rise above 45°F, and/or no more than ½ " of rainfall within 24 hours occurs), and April 15; or Between approximately September 1 and October 15 (or before evening temperatures fall below 45°F, and/or more than ½ " of rainfall within 24 hours occurs). <p>Trees shall be removed using the following two-step process to allow bats the opportunity to abandon the roost prior to tree removal. The two-step removal of bat habitat trees shall be conducted over two consecutive days.</p>	<p>BC</p> <p><i>Option A:</i></p> <ul style="list-style-type: none"> Review tree habitat assessment to confirm trees with suitable bat roosting habitat. <p><i>Option B:</i></p> <ul style="list-style-type: none"> Review night emergence survey and submit to CDFW. If necessary, establish suitable non-disturbance buffers. <p><i>Options A and B:</i></p> <ul style="list-style-type: none"> Confirm applicable measures are included in grading and improvement plans and/or permits. <p>DC</p> <p><i>Option A:</i></p> <ul style="list-style-type: none"> Ensure trees are removed using the two-step process. Ensure tree removal is instructed and supervised by a qualified bat biologist experienced with two-step removal procedures. 	<p>BC</p> <p><i>Option A:</i></p> <ul style="list-style-type: none"> One-time check of tree habitat assessment. <p><i>Option B:</i></p> <ul style="list-style-type: none"> One-time check of night emergence survey report. <p><i>Options A and B:</i></p> <ul style="list-style-type: none"> One-time check of grading and improvement plans and/or permits. <p>DC</p> <p><i>Option A:</i></p> <ul style="list-style-type: none"> Field check as needed to ensure compliance with tree removal parameters. 		

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<p>On day 1, non-habitat features (i.e., branches without cavities, crevices, or exfoliating bark) on bat habitat trees, shall be removed by hand (e.g., using chainsaws), and chippers shall be used wherever possible; this will cause a level of noise and vibration disturbance sufficient to cause bats to choose not to return to the tree for a few days after they emerge to forage.</p> <p>A qualified bat biologist experienced with two-step removal procedures shall instruct and provide initial supervision of tree cutting crews on day 1 so that they do not accidentally remove potential habitat features, which could result in direct mortality of bats.</p> <p>On the following day, the trees are removed. Any new tree cutting crew members added to the crew shall require instruction and initial supervision by a qualified bat biologist.</p> <p>b. If trees are removed outside of the time periods described under MM 4.4.1(a) above (or a time period otherwise approved/recommended by a qualified bat biologist), the following steps shall be taken prior to tree removal:</p> <p>A night emergence survey shall be conducted by a qualified bat biologist during acceptable weather conditions (taking into consideration rain, high winds, and night temperatures) to identify the presence of bats. Alternatively, if conditions allow, the bat biologist shall physically inspect roosts for the presence or absence of bats. The results of the survey shall be submitted to CDFW upon completion.</p> <p>If no active roosts are found no further action is required. If a roost is determined to be occupied, a suitable non-disturbance buffer, determined by the bat biologist in consultation with CDFW, shall be established until the young are capable of flight, as determined through additional monitoring by a qualified bat biologist.</p> <p>The survey shall be conducted no more than one week prior to the initiation of tree removal. If tree removal is delayed or suspended for more than one week after the survey, a subsequent survey shall be conducted.</p> <p>Responsibility: City Planning Division</p>	<p><i>Option B</i></p> <ul style="list-style-type: none"> If required, ensure that the non-disturbance buffer is maintained. 	<p><i>Option B</i></p> <ul style="list-style-type: none"> If required, field check as needed to ensure non-disturbance buffer is maintained. 		

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<p>MM 4.4.2</p> <p>All construction-related activities, including staging, stockpiling of soils, and storage of construction equipment and materials, shall maintain a minimum 50-foot buffer from the upland edge of all wetlands and other waters of the U.S. and State that are outside the project footprint.</p> <p>The City, in consultation with the California Department of Fish and Wildlife, may approve a smaller buffer. Prior to commencement of any earth disturbance (e.g., clearing, grading, trenching, etc.), a qualified biologist, in consultation with the project engineer, shall delineate the buffer zones with temporary fencing. The buffer areas shall be periodically inspected by a qualified biologist throughout project construction to ensure the fencing is properly maintained.</p> <p>Responsibility: City Planning Division</p>	<p>BC</p> <ul style="list-style-type: none"> Confirm mitigation measure is included in grading and improvement plans and/or permits. Install temporary fencing under the supervision of a qualified biologist. <p>DC</p> <ul style="list-style-type: none"> Ensure fencing is properly maintained. 	<p>BC</p> <ul style="list-style-type: none"> One-time check of grading and improvement plans and/or permits. One-time check of temporary fencing. <p>DC</p> <ul style="list-style-type: none"> Field check as needed to ensure fencing is properly maintained. 		
<p>MM 4.4.3</p> <p>The following measures shall be implemented to ensure adequate replacement of protected trees (any living tree, except gray pine, having at least one trunk of ten inches or more diameter at breast height):</p> <ol style="list-style-type: none"> Prior to issuance of a grading permit, a map exhibit depicting the species and size of protected trees proposed for removal shall be provided to the Development Services Director or his/her designee in order to determine tree replacement requirements. Once a determination is made regarding the number of protected trees to be removed, a Tree Replacement Plan shall be prepared by a certified arborist or landscape architect. In order to satisfy the intent of the City's Tree Conservation Ordinance, the Tree Replacement Plan shall prescribe one or a combination of the following measures: <ol style="list-style-type: none"> Three fifteen-gallon trees shall be planted on-site for each protected tree removed. This could include tree planting in on-site open space areas, street trees along Pine Grove Avenue, or additional trees planted on individual parcels. The size of a fifteen-gallon replacement tree may be increased to a 24-inch box and count as two replacement trees. 	<p>BC</p> <ul style="list-style-type: none"> Review and approve final tree removal map and Tree Replacement Plan. <p>DC</p> <ul style="list-style-type: none"> Verify implementation of the Tree Replacement Plan as specified in the Plan. 	<p>BC</p> <ul style="list-style-type: none"> One-time check of tree removal map and Tree Replacement Plan. One-time confirmation of payment of in-lieu fees and/or recordation of deed restrictions (if necessary). <p>DC</p> <ul style="list-style-type: none"> Field check as needed to ensure tree planting occurs in accordance with the Tree Replacement Plan. 		

Mitigation Measure	Monitoring Action	Monitoring Timing/Frequency	Completion	
			Date	Initials
<p>The Tree Replacement Plan shall identify the species, size, and location of all replacement trees. The replacement trees shall be native trees; and/or</p> <ol style="list-style-type: none"> 2. An alternative site(s) within the City limits shall be identified for additional tree planting that is required to satisfy the tree replacement ratio. Alternative sites may include, but are not limited to, local parks, schools, and public rights-of-way; and/or 3. An in-lieu fee shall be paid to the City to purchase trees that will be planted on public property, such as parks, schools, public rights-of-way, or at other public facilities. The in-lieu fee shall be based on the fair market value of the number of trees required as replacement trees that cannot be accommodated elsewhere; and/or 4. Deed restrictions shall be recorded to prohibit future development in an area of the property that contains protected trees in proportion to the number of trees proposed for removal, with credit given for implementation of one or more of the above measures. <p>Prior to issuance of a grading permit, the Tree Replacement Plan shall be submitted to the Development Services Director or his/her designee for approval. Implementation of the Tree Replacement Plan shall be verified by the City's Building Official in accordance with the Plan (e.g., prior to issuance of a Certificate of Occupancy for a dwelling unit).</p> <p>Responsibility: City Planning and Building Divisions</p>				
<p>MM 4.4.4</p> <p>Temporary construction fencing shall be installed and maintained at least six feet outside of the dripline of all oak trees to be preserved. The fencing around this "root protection zone" shall be maintained throughout construction.</p> <ol style="list-style-type: none"> a. No vehicle parking or materials stockpiling shall occur within the root protection zone. b. To the extent feasible, no construction activities (including grading, cutting, and trenching), shall occur within the root protection zone. If trenching or other work must occur within the root protection zone, the work shall be completed under the supervision of a certified arborist. <p>Responsibility: City Building Division</p>	<p>BC</p> <ul style="list-style-type: none"> • Confirm mitigation measure is included in grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> • Ensure exclusionary fencing is installed and maintained around the root protection zone. • Ensure any work occurring within the root protection zone is completed under the supervision of a certified arborist. 	<p>BC</p> <ul style="list-style-type: none"> • One-time check of grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> • Field check as needed to ensure compliance with the mitigation measure. 		

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<p>MM 4.4.5</p> <p>The potential for introduction and spread of noxious weeds shall be avoided/minimized by:</p> <ol style="list-style-type: none"> Using only certified weed-free erosion control materials, mulch, and seed. Limiting any import or export of fill material to material that is known to be weed free. Requiring the construction contractor to thoroughly wash all equipment at a commercial wash facility prior to entering the job site and upon leaving the job site. <p>Responsibility: City Building Division</p>	<p>BC</p> <ul style="list-style-type: none"> Confirm mitigation measure is included in grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> Field check to confirm compliance with mitigation measure. 	<p>BC</p> <ul style="list-style-type: none"> One-time check of grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> Field check as needed to ensure compliance. 		
<p>MM 4.4.6</p> <p>To prevent the inadvertent entrapment of wildlife, the construction contractor shall ensure that at the end of each workday trenches and other excavations that are over one-foot deep have been backfilled or covered with plywood or other hard material. If backfilling or covering is not feasible, one or more wildlife escape ramps constructed of earth fill or wooden planks shall be installed in the open trench.</p> <p>Pipes shall be inspected for wildlife prior to capping, moving, or placing backfill over the pipes to ensure that animals have not been trapped. If animals have been trapped, they shall be allowed to leave the area unharmed.</p> <p>Responsibility: City Building Division</p>	<p>BC</p> <ul style="list-style-type: none"> Confirm mitigation measure is included in grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> Field check to ensure compliance with mitigation measure. 	<p>BC</p> <ul style="list-style-type: none"> One-time check of grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> Field check as needed to ensure compliance. 		
<p>MM 4.4.7</p> <p>In order to avoid impacts to nesting migratory birds and/or raptors protected under the federal Migratory Bird Treaty Act and California Fish and Game Code §3503 and §3503.5, including their nests and eggs, one of the following shall be implemented:</p> <ol style="list-style-type: none"> Vegetation removal and other ground-disturbance activities associated with construction shall occur between September 1 and January 31 when birds are not nesting; or If vegetation removal or ground disturbance activities occur during the nesting season, a pre-construction nesting survey shall be conducted by a qualified biologist to identify active nests in and adjacent to the work area. The survey shall take into account acoustic impacts and line-of-sight disturbances 	<p>BC</p> <ul style="list-style-type: none"> Confirm mitigation measure is included in grading and improvement plans and/or permits. If vegetation removal or construction occur between February 1 and August 31, check pre-construction survey report provided by biologist regarding the presence/ absence of active nests. 	<p>BC</p> <ul style="list-style-type: none"> One-time check of grading and improvement plans and/or permits. One-time check of biologist's documentation and submittal to CDFW. If active nests are present, consultation with CDFW and USFWS as needed. 		

Mitigation Measure	Monitoring Action	Monitoring Timing/Frequency	Completion	
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<p>occurring as a result of the project in order to determine a sufficient survey radius to avoid nesting birds. The results of the survey shall be submitted to the California Department of Fish and Wildlife upon completion. The survey shall be conducted no more than one week prior to the initiation of construction. If construction activities are delayed or suspended for more than one week after the pre-construction survey, the site shall be resurveyed.</p> <p>If active nests are found, the City of Shasta Lake shall consult with the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service regarding appropriate action to comply with the Migratory Bird Treaty Act and California Fish and Game Code §3503. Compliance measures may include, but are not limited to, exclusion buffers, sound-attenuation measures, seasonal work closures based on the known biology and life history of the species identified in the survey, as well as ongoing monitoring by biologists.</p> <p>Responsibility: City Planning Division</p>	<ul style="list-style-type: none"> Submit pre-construction survey report to CDFW. If active nests are present, consult with the CDFW and the U.S. Fish and Wildlife Service (USFWS). <p>DC</p> <ul style="list-style-type: none"> If active nests are present, inspect project area to verify that appropriate measures are implemented and maintained. 	<p>DC</p> <ul style="list-style-type: none"> If active nests are present, field check as needed to confirm that compliance measures are maintained. 		
Cultural Resources				
<p>MM 4.5.1</p> <p>In the event of any inadvertent discovery of cultural resources (i.e., burnt animal bone, midden soils, projectile points or other humanly-modified lithics, historic artifacts, etc.), all work within 50 feet of the find shall be halted until a professional archaeologist can evaluate the significance of the find in accordance with PRC §21083.2(g) and §21084.1, and CEQA Guidelines §15064.5(a). If any find is determined to be significant by the archaeologist, the City shall meet with the archaeologist to determine the appropriate course of action. If necessary, a Treatment Plan prepared by an archeologist outlining recovery of the resource, analysis, and reporting of the find shall be prepared. The Treatment Plan shall be reviewed and approved by the City prior to resuming construction.</p> <p>Responsibility: City Planning Division</p>	<p>BC</p> <ul style="list-style-type: none"> Confirm mitigation measure is included in grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> If any archaeological resources are encountered, confirm all construction activities stop within the affected area and a qualified archaeologist is contacted. 	<p>BC</p> <ul style="list-style-type: none"> One-time check of grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> Field check as needed to confirm temporary construction stoppage within the buffer zone. The archaeologist shall specify the timing/ frequency of additional monitoring, as appropriate. 		
<p>MM 4.5.2</p> <p>Prior to commencement of any earth disturbance (e.g., clearing, grading, trenching, etc.), all construction personnel participating in the earth-disturbing activities and their supervisors shall receive training from a qualified archaeologist and/or Native American</p>	<p>BC</p> <ul style="list-style-type: none"> Confirm mitigation measure is included in grading and improvement plans and/or permits. 	<p>BC</p> <ul style="list-style-type: none"> One-time check of grading and improvement plans and/or permits. 		

Mitigation Measure	Monitoring Action	Monitoring Timing/Frequency	Completion	
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<p>representative regarding cultural and tribal cultural resources that may be present in the project site. Representatives from the Wintu Tribe of Northern California & Toyon-Wintu Center shall be given the opportunity to review the training materials and participate in the initial training.</p> <p>At a minimum, the training shall include a discussion of pertinent laws protecting cultural and tribal cultural resources, examples of resources that could be encountered in the project site, and procedures to be followed if resources are found.</p> <p>If new personnel are added to the project, the City shall ensure that they receive the mandatory training before starting work. The initial training session may be videotaped and presented to new personnel to satisfy the sensitivity training requirement.</p> <p>Responsibility: City Planning Division</p>	<ul style="list-style-type: none"> Confirm all applicable construction personnel complete training by a qualified archaeologist and/or Native American representative. <p>DC</p> <ul style="list-style-type: none"> Confirm new personnel complete worker awareness training. 	<ul style="list-style-type: none"> Check documentation of training to ensure compliance with the mitigation measure. <p>DC</p> <ul style="list-style-type: none"> Check documentation of training as needed. 		
<p>MM 4.5.3</p> <p>A minimum of one week in advance of any ground-disturbing activities (e.g., tree removal, clearing, grading, trenching, etc.), the Wintu Tribe of Northern California & Toyon-Wintu Center shall be notified and offered the opportunity for a Native American representative to voluntarily monitor ground-disturbing activities.</p> <p>Responsibility: City Planning Division</p>	<p>BC</p> <ul style="list-style-type: none"> Ensure notification of the Wintu Tribe in accordance with the mitigation measure. 	<p>BC</p> <ul style="list-style-type: none"> One-time notification of the Wintu Tribe. 		
<p>MM 4.5.4</p> <p>In the event that cultural resources or human remains of Native American descent are identified during earth disturbance, the Wintu Tribe of Northern California & Toyon Wintu Center shall be requested to provide a Native American monitor to observe subsequent earth-disturbing construction activities on potentially sensitive lands. Costs associated with such Native American monitoring shall be the responsibility of the Developer.</p> <p>Responsibility: City Planning Division</p>	<p>BC</p> <ul style="list-style-type: none"> Confirm mitigation measure is included in grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> If any cultural resources or human remains of Native American descent are encountered, confirm notification of the Wintu Tribe in accordance with the mitigation measure. 	<p>BC</p> <ul style="list-style-type: none"> One-time check of grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> Field check as needed to ensure compliance. 		
<p>MM 4.5.5</p> <p>In the event that human remains are encountered during construction activities, the City shall comply with §15064.5(e)(1) of the CEQA Guidelines and PRC §7050.5. All project-related ground disturbance within 100 feet of the find shall be halted until the County coroner has been notified. If</p>	<p>BC</p> <ul style="list-style-type: none"> Confirm mitigation measure is included in grading and improvement plans and/or permits. 	<p>BC</p> <ul style="list-style-type: none"> One-time check of grading and improvement plans and/or permits. 		

Mitigation Measure	Monitoring Action	Monitoring Timing/Frequency	Completion	
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<p>the coroner determines that the remains are Native American, the coroner will notify the NAHC to identify the most likely descendants of the deceased Native Americans. Project-related ground disturbance in the vicinity of the find shall not resume until the process detailed in §15064.5(e) has been completed.</p> <p>Responsibility: City Planning Division</p>	<p>DC</p> <ul style="list-style-type: none"> If any human remains are encountered, confirm all construction activities stop within the affected area and contact the county coroner in accordance with the mitigation measure. If human remains are identified as Native American, complete the process detailed in §15064.5(e) of the CEQA Guidelines. 	<p>DC</p> <ul style="list-style-type: none"> Field check as needed to confirm temporary construction stoppage. Confirmation of compliance with mitigation measure as needed. 		
Geology and Soils				
Implementation of MM 4.9.1.				
<p>MM 4.7.1</p> <p>Prior to issuance of a grading permit, additional geotechnical testing shall be conducted as recommended in the January 17, 2020, CGI Technical Services, Inc., <i>Update to Geotechnical Report, Windsor Estates III, Shasta Lake, California</i>. Testing shall be conducted by a California registered geotechnical engineer, certified engineering geologist, or other qualified professional approved by the City Engineer or his/her designee.</p> <p>Responsibility: City Engineer</p>	<p>BC</p> <ul style="list-style-type: none"> Confirm completion of additional geotechnical testing in accordance with mitigation measure. Confirm any recommendations are included in grading and improvement plans and/or permits. 	<p>BC</p> <ul style="list-style-type: none"> One-time check of geotechnical testing results. One-time check of grading and improvement plans and/or permits. 		
<p>MM 4.7.2</p> <p>Prior to issuance of a grading permit, grading/improvement plans and other applicable plans shall be reviewed by a California registered geotechnical engineer, certified engineering geologist, or other qualified professional approved by the City Engineer or his/her designee to ensure that all recommendations included in the January 7, 2003, Brown & Mills, Inc., <i>Geotechnical Investigation Report, Proposed Residential Subdivision, Deer Creek Manor, Pine Grove Avenue, Shasta Lake, CA</i> are implemented. Applicable notes shall be placed on the attachment sheet to the improvement plans and in applicable project plans and specifications.</p> <p>Responsibility: City Engineer</p>	<p>BC</p> <ul style="list-style-type: none"> Confirm review of grading/improvement plans and other applicable plans by a qualified professional in accordance with the mitigation measure. Confirm that applicable notes are included on the improvement plans and other applicable plans and specifications. 	<p>BC</p> <ul style="list-style-type: none"> One-time confirmation of applicable plan review by a qualified professional. One-time review of improvement plans and other applicable plans and specifications. 		

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			Date	Initials
<p>MM 4.7.3</p> <p>Site earthwork activities shall be monitored by a qualified professional approved by the City Engineer or his/her designee as recommended in the January 7, 2003, Brown & Mills, Inc., <i>Geotechnical Investigation Report, Proposed Residential Subdivision, Deer Creek Manor, Pine Grove Avenue, Shasta Lake, CA.</i></p> <p>Responsibility: City Building Official</p>	<p>BC</p> <ul style="list-style-type: none"> Confirm mitigation measure is included in grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> Ensure monitoring is conducted in accordance with the mitigation measure. 	<p>BC</p> <ul style="list-style-type: none"> One-time check of grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> Field check as needed to ensure compliance with the mitigation measure. 		
<p>MM 4.7.4</p> <p>If paleontological resources (fossils) are discovered during construction, all work within a 60-foot radius of the find shall be halted until a professional paleontologist can evaluate the significance of the find. If any find is determined to be significant by the paleontologist, the City shall meet with the paleontologist to determine the appropriate course of action. If necessary, a Treatment Plan prepared by a paleontologist outlining recovery of the resource, analysis, and reporting of the find shall be prepared. The Treatment Plan shall be reviewed and approved by the City prior to resuming construction.</p> <p>Responsibility: City Planning Division</p>	<p>BC</p> <ul style="list-style-type: none"> Confirm mitigation measure is included in grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> If any paleontological resources are encountered, confirm construction activities stop within the affected area and a qualified paleontologist is contacted. 	<p>BC</p> <ul style="list-style-type: none"> One-time check of grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> Consult with paleontologist as needed to determine appropriate course of action. One-time review of Treatment Plan, if required. Field check as needed to confirm implementation of Treatment Plan. 		
Hazards / Hazardous Materials				
<p>MM 4.9.1</p> <p>If blasting is required, prior to commencement of blasting activities, a Blasting Plan shall be prepared and submitted to the City's Building Official for review and approval to ensure that potential impacts with respect to noise, vibration, safety, and security are adequately addressed. All work shall be conducted under the direct supervision of a blaster holding a current license issued by Cal/OSHA.</p> <p>The Blasting Plan shall include, at a minimum, the following:</p> <p>a. Identification of licensed blaster(s) who will be conducting/supervising the work.</p>	<p>BC</p> <ul style="list-style-type: none"> Confirm mitigation measure is included in grading and improvement plans and/or permits. Review and approve Blasting Plan, if necessary. <p>DC</p> <ul style="list-style-type: none"> Ensure compliance with Blasting Plan. 	<p>BC</p> <ul style="list-style-type: none"> One-time check of grading and improvement plans and/or permits. One-time review and approval of Blasting Plan. <p>DC</p> <ul style="list-style-type: none"> Field check as needed to ensure compliance with the Blasting Plan. 		

Mitigation Measure	Monitoring Action	Monitoring Timing/Frequency	Completion	
			Date	Initials
<p>b. Plans, drawn to scale, showing blasting locations and distances from neighboring dwelling units and other structures.</p> <p>c. Identification of type and quantity of explosives, description of detonation devices, and description of the extent and duration of the blasting.</p> <p>d. Identification of Best Management Practices (e.g., matting or covering the blast area, etc.) that will be implemented to minimize noise and vibration from blasting and prevent structural damage and potential impacts to human health, safety, and the environment from the use of explosives.</p> <p>e. Procedures for pre-blast and post-blast structural inspections for structures within 300 feet of the blast site.</p> <p>f. Blasting notification procedures and a list of agencies/entities and potentially affected sensitive receptors to be notified. At a minimum, sensitive receptors within 300 feet of the blast site must be notified a minimum of 24 hours prior to blasting activities.</p> <p>Responsibility: City Building and Planning Divisions</p>				
<p>MM 4.9.2</p> <p>During construction, all areas in which work will be completed using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. To the extent feasible, the contractor shall keep these areas clear of combustible materials in order to maintain a fire break.</p> <p>Responsibility: City Building Division</p>	<p>BC</p> <ul style="list-style-type: none"> Confirm mitigation measure is included in grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> Field check to confirm compliance with the mitigation measure. 	<p>BC</p> <ul style="list-style-type: none"> One-time check of grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> Field check as needed to ensure compliance with the mitigation measure. 		
Hydrology and Water Quality				
<p>MM 4.10.1</p> <p>Grading/improvement plans and specifications shall be prepared and signed by a civil engineer or other licensed professional as authorized by the California Business and Professions Code and shall incorporate best management practices (BMPs) to ensure compliance with the <i>NPDES General Permit for Waste Discharges from Small Municipal Separate Storm Sewer Systems (MS4s)</i> and Chapter 13.36 (Storm Water Quality Management) of the Shasta Lake Municipal Code.</p>	<p>BC</p> <ul style="list-style-type: none"> Confirm review of grading/improvement plans by a civil engineer or other qualified professional to ensure compliance with the Phase II MS4 permit and City storm water quality regulations. Review and approve Operations and Maintenance Plan for the 	<p>BC</p> <ul style="list-style-type: none"> One-time confirmation of plan/specification review by a civil engineer or other qualified professional. One-time review and approval of Operations and Maintenance Plan. 		

Mitigation Measure	Monitoring Action	Monitoring Timing/Frequency	Completion	
			Date	Initials
<p>Temporary and permanent BMPs shall be designed and constructed in accordance with the California Stormwater Quality Association (CASQA) BMP Handbook or equivalent handbook approved by the City. Plans shall be accompanied by an Operations and Maintenance Plan for the ongoing maintenance of post-construction measures in accordance with the Phase II MS4 permit.</p> <p>Prior to issuance of a grading permit or building permit, the plans and specifications shall be reviewed to ensure compliance with the applicable storm water regulations. In accordance with the Phase II MS4 permit, plan reviewers must be certified as a Qualified Storm Water Pollution Prevention Plan (SWPPP) Developer (QSD), pursuant to a State Water Board-sponsored program.</p> <p>Prior to issuance of a Certificate of Occupancy, BMPs shall be inspected by a QSD or a certified Qualified SWPPP Practitioner (QSP) as required by the Phase II MS4 permit to ensure that post-construction measures have been implemented.</p> <p>Responsibility: City Engineer and City Building Division</p>	<p>ongoing maintenance of post-construction measures in accordance with the Phase II MS4 permit.</p> <p>DC</p> <ul style="list-style-type: none"> Ensure inspections are completed by a QSD or QSP in accordance with the mitigation measure. <p>AC</p> <ul style="list-style-type: none"> Ensure that post-construction BMPs are properly maintained in accordance with the Operations and Maintenance Plan. 	<p>DC</p> <ul style="list-style-type: none"> Field check as needed to ensure implementation of construction and post-construction BMPs. <p>AC</p> <ul style="list-style-type: none"> Field check as needed to ensure that post-construction BMPs are properly maintained. 		
<p>MM 4.10.2</p> <p>The final drainage plan shall address the subdivision as a whole and shall address phasing of the subdivision to ensure that adequate detention is provided for each phase of development. The drainage plan shall be prepared by a licensed professional engineer and shall include the following:</p> <ol style="list-style-type: none"> Pre- and post-construction volume calculations for the 10-, 25- and 100-year design storm events for each drainage basin; runoff detention requirements shall be met for the three basins flowing to Churn Creek and the one basin flowing to Salt Creek. Verification that the existing detention basin in Phase 2, Unit 5, of the Windsor Estates subdivision has adequate capacity to accommodate flows from the proposed project. Detailed improvement plans for the drainage system, including detention basins, inlets, outlets, storm drain pipes, etc., in accordance with the City's construction standards. Additional information deemed necessary by the City Engineer to ensure that the project does not increase pre-development peak flows for the 10-, 25-, and 100-year design storm events. <p>Responsibility: City Engineer and City Building Division</p>	<p>BC</p> <ul style="list-style-type: none"> Review and approve final drainage plan. Confirm that required drainage improvements are included in the improvement plans and other applicable plans. <p>DC</p> <ul style="list-style-type: none"> Ensure completion of drainage improvements. 	<p>BC</p> <ul style="list-style-type: none"> One-time check of final drainage and improvement plans and other applicable plans. <p>DC</p> <ul style="list-style-type: none"> Field check as needed to ensure completion of drainage improvements. 		

Mitigation Measure	Monitoring Action	Monitoring Timing/Frequency	Completion	
			Date	Initials
Noise				
Implementation of Mitigation Measure MM 4.3.1 and MM 4.9.1				
<p>MM 4.13.1</p> <p>Construction activities shall be limited to between the daytime hours of 7:00 A.M. and 7:00 P.M., Monday through Friday; and 8:00 AM to 5:00 PM on Saturdays. Construction activities shall be prohibited on Sundays and federal/state recognized holidays.</p> <p>Exceptions to these limitations may be approved by the City Engineer or City Building Official, or their designees, for activities that require interruption of utility services to allow work during low demand periods, or to alleviate traffic congestion and safety hazards.</p> <p>Responsibility: City Building Division</p>	<p>BC</p> <ul style="list-style-type: none"> Confirm mitigation measure is included in grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> Ensure compliance with time limitations for construction activities 	<p>BC</p> <ul style="list-style-type: none"> One-time check of grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> Field check as needed to ensure compliance. 		
<p>MM 4.13.2</p> <p>Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.</p> <p>Responsibility: City Building Division</p>	<p>BC</p> <ul style="list-style-type: none"> Confirm mitigation measure is included in grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> Field check to ensure compliance. 	<p>BC</p> <ul style="list-style-type: none"> One-time check of grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> Field check as needed to ensure compliance. 		
<p>MM 4.13.3</p> <p>Fixed construction equipment (e.g., compressors and generators) shall be located at the farthest practical distance from nearby residences.</p> <p>Responsibility: City Building Division</p>	<p>BC</p> <ul style="list-style-type: none"> Confirm mitigation measure is included in grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> Field check to ensure compliance. 	<p>BC</p> <ul style="list-style-type: none"> One-time check of grading and improvement plans and/or permits. <p>DC</p> <ul style="list-style-type: none"> Field check as needed to ensure compliance. 		
<p>MM 4.13.4</p> <p>Prior to issuance of a grading permit for Phase 1 or Phase 2 of the subdivision, a qualified acoustical consultant shall review the final traffic study and grading plans to identify locations where a sound wall would be required to ensure compliance with the City's exterior noise level standards. Final improvement plans for the project shall</p>	<p>BC</p> <ul style="list-style-type: none"> Review and approve acoustical study. Confirm recommendations in the acoustical study are incorporated 	<p>BC</p> <ul style="list-style-type: none"> One-time review and approval of acoustical study. One-time review of improvement plans. 		

Mitigation Measure	Monitoring Action	Monitoring Timing/Frequency	Completion	
			Date	Initials
<p>identify the location and height of proposed sound walls. The City's Building Official shall verify that the proposed sound walls are installed in accordance with the final improvement plans.</p> <p>Responsibility: City Building Division</p>	<p>into grading and improvement plans and/or permits.</p> <p>DC</p> <ul style="list-style-type: none"> Ensure construction of the sound wall in accordance with approved plans. 	<p>DC</p> <ul style="list-style-type: none"> Field check as needed to ensure construction of the sound wall. 		
<p>MM 4.13.5</p> <p>Prior to issuance of a building permit for any two-story structure adjacent to Pine Grove Avenue, a qualified acoustical consultant shall review the construction plans and identify whether any measures over and above California Building Code and Energy Code requirements are needed to ensure compliance with the City's interior noise standards.</p> <p>Responsibility: City Building Division</p>	<p>BC</p> <ul style="list-style-type: none"> Ensure review by a qualified acoustical consultant of construction plans for two-story structures adjacent to Pine Grove Avenue. Ensure any recommended noise attenuation measures are incorporated into applicable building construction plans. <p>DC</p> <ul style="list-style-type: none"> Ensure implementation of noise attenuation measures. 	<p>BC</p> <ul style="list-style-type: none"> One-time check of applicable construction plans by an acoustical consultant. One-time check of final construction plans to ensure implementation of recommended noise attenuation measures. <p>DC</p> <ul style="list-style-type: none"> Complete inspections as needed to ensure implementation of noise attenuation measures. 		
<p>Transportation</p>				
<p>MM 4.17.1</p> <p>The following measures shall be implemented to minimize the potential for traffic hazards associated with sight distance:</p> <p>a. The final improvement plans shall reflect restriping Pine Grove Avenue to include a westbound acceleration lane as recommended in the final W-Trans Traffic Impact Study for the Windsor Estates 3 project.</p> <p>b. All plant material and signage within a 30-foot triangle at the intersection of Chaucer Way and Pine Grove Avenue shall be no more than two feet in height above the curb level. Trees that are trimmed so that no branches extend lower than six feet above curb level are allowed.</p> <p>Responsibility: City Engineer and City Planning Division</p>	<p>BC</p> <ul style="list-style-type: none"> Confirm improvement plans include addition of acceleration lane. <p>DC</p> <ul style="list-style-type: none"> Confirm acceleration lane is installed in accordance with improvement plans. <p>AC</p> <ul style="list-style-type: none"> Ensure landscaping at Chaucer Way and Pine Grove Avenue does not impede sight distance. 	<p>BC</p> <ul style="list-style-type: none"> One-time check of improvement plans. <p>DC</p> <ul style="list-style-type: none"> One-time field check to ensure installation of acceleration lane. <p>AC</p> <ul style="list-style-type: none"> Field check landscaping as needed to ensure compliance with MM 4.17.1(b). 		

Mitigation Measure	Monitoring Action	Monitoring Timing/Frequency	Completion	
			Date	Initials
Tribal Cultural Resources				
Implementation of Mitigation Measures MM 4.5.2 - MM 4.5.4.				
Wildfire				
Implementation of Mitigation Measure MM 4.9.1. and MM 4.9.2				

BC = Before Construction

DC = During Construction

AC = After Construction