

Exhibit C to Resolution Certifying The Farm at Alamo Creek EIR

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) Guidelines requires that, whenever a public agency approves a project based on a Mitigated Negative Declaration or an Environmental Impact Report (EIR), the public agency shall establish a mitigation monitoring or reporting program to ensure that all adopted mitigation measures are implemented.

The mitigation monitoring and reporting program (MMRP) contained herein is intended to satisfy this requirement of the CEQA Guidelines as it relates to The Farm at Alamo Creek Specific Plan Project (proposed project). This MMRP is intended to be used by City staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were developed in the Draft EIR prepared for the proposed project.

The Draft EIR for the proposed project presents a detailed set of mitigation measures required for implementation. As noted above, the intent of the MMRP is to ensure the effective implementation and enforcement of all adopted mitigation measures. The MMRP will provide for monitoring of construction activities, as necessary, and in the field identification and resolution of environmental concerns.

MITIGATION MONITORING AND REPORTING PROGRAM DESCRIPTION

Compliance

The City of Vacaville will coordinate monitoring activities and document the implementation of mitigation measures. The table below identifies the mitigation measures, the monitoring actions, the implementing entities, the responsible parties for monitoring actions, and the timing of mitigation actions. The entity identified as having implementing responsibility has the primary duty to execute the mitigation measures. The “applicant” shall refer to the entity seeking entitlements for development of the project in the project area. In some instances this may require contracting for specialized consultant services. In instances where the implementing responsibility is shared between the City and construction contractors, the City would be responsible for ensuring that the mitigation requirements are implemented.

Field Monitoring of Mitigation Measures

Prior to the issuance of grading and building permits, while detailed development plans are being prepared for approval by City staff, City staff will be responsible for ensuring compliance with mitigation monitoring applicable to the project design phase. The City staff will consult with other agencies or experts as needed or specified in the mitigation monitoring plan program before approving construction plans.

During construction and following the project, the City's Public Works Department will assign inspectors who will be responsible for monitoring the implementation of the mitigation measures. The inspectors will report to the City's Public Works Department and will be thoroughly familiar with the mitigation measures in the MMRP. In addition, the inspectors will be familiar with construction contract requirements, schedules, standard construction practices, and mitigation techniques. The City will be responsible for on-site, day-to-day monitoring of construction activities, reviewing construction plans and equipment staging/access plans to ensure conformance with adopted mitigation measures. The City will also have the authority to enforce mitigation measures by suspending particular construction activities.

Once construction has been completed, the City will monitor the project as necessary.

If any mitigation measures are not being implemented, the City may pursue corrective action. Penalties that may be applied include, but are not limited to, the following: (1) a written notification and request for compliance; (2) withholding of permits; (3) administrative fines; (4) a stop-work order; (5) criminal prosecution and/or administrative fines; (6) forfeiture of security bonds or other guarantees; (7) revocation of permits or other entitlements.

Changes to Mitigation Measures

Any substantive change in the monitoring plan made by City Staff shall be reported in writing to the Planning Department. Modifications to the mitigation may be made by City staff subject to one of the following findings, documented by evidence included in the record:

- a. The mitigation measure included in the Final EIR and MMRP is no longer required because the significant environmental impact identified in the Final EIR has been found not to exist or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment or other factors.

Or

- b. The modified or substitute mitigation measure to be included in the MMRP provides a level of environmental protection equal to or greater than that afforded by the mitigation included in the Final EIR and the MMRP; and the modified or substitute mitigation measures do not have significant adverse effects on the environment in addition to or greater than those which were considered by the responsible hearing bodies in their decisions on the Final EIR and the proposed project; and the modified or substitute mitigation measures are feasible, and the City through measures included in the MMRP or other City procedures can ensure their implementation.

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with the MMRP and shall be made available to the public upon request.

Mitigation Monitoring and Reporting Program

The table presented on the following pages provides the MMRP for the proposed project. The MMRP identifies the following:

1. the full text of the mitigation measure(s) applicable to each impact statement;
2. the party responsible for ensuring implementation of each mitigation measure;
3. the timing of implementation of each mitigation measure;
4. the agency responsible for reviewing and/or monitoring; and
5. the monitoring action and frequency.

Following completion of the monitoring and reporting process, the final monitoring results will then be entered into the City's Mitigation Monitoring and Reporting database maintained by the City's Environmental Coordinator.

The City of Vacaville must adopt this MMRP, or an equally effective program, if it approves The Farm at Alamo Creek Specific Plan with the mitigation measures that were adopted or made conditions of project approval.

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/ Monitoring	Monitoring Action
<i>Air Quality</i>				
<p>AQ-1a The project applicant shall implement Best Management Practices and shall submit a construction dust control plan for the project prior to receiving a grading permit that includes the following conditions:</p> <ul style="list-style-type: none"> • During grading and other earthmoving activities, water all active construction sites at least twice daily. Frequency shall be based on the type of operation, soil, and wind exposure. • Ensure haul trucks maintain at least 2 feet of freeboard. • Cover all trucks hauling dirt, sand, or loose materials. • Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed area. • Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). • Plant vegetative ground cover in disturbed areas as soon as possible. • Cover inactive storage piles. • All construction equipment vehicle tires shall be inspected and washed as necessary to be cleaned free of dirt prior to entering paved public roadways. • Sweep streets if visible soil material is carried out from the construction site. • Treat project accesses to a distance of 100 feet from the paved road with either a 6-inch layer of gravel, or a 6- to 12-inch layer of wood chips or mulch to prevent track-out to public roadways. • No vehicle shall exceed 15 miles per hour on unpaved areas within the construction site, with the exception that vehicles may travel up to 25 miles per hour on stabilized unpaved roads as long as speeds do not create visible dust emissions. Visible speed limit signs shall be posted at the construction site entrances. 	Project applicant and contractor	Prior to issuance of grading permit & during construction	City of Vacaville Community Development & Public Works Departments	City review and acceptance of the dust control plan and site inspections to ensure BMPs and the dust control plan are implemented and equipment is properly maintained. Periodic site inspections to ensure equipment idling does not exceed 5 minutes, dirt is minimized on public roadways, inactive storage piles are covered, and watering is occurring for dust control.

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/ Monitoring	Monitoring Action
<p>AQ-1b All off-road heavy-duty equipment and on-road heavy-duty trucks shall be properly maintained with the engines tuned to the engine manufacturer's specifications, and shall comply with the In-Use Off-Road Diesel-Fueled Fleets Regulation and the In-Use On-Road Diesel-Fueled Vehicles Regulation, respectively. This includes limits on idling of all construction equipment and heavy-duty on-road trucks to 5-minutes or less, except as permitted by the California Air Resources Board.</p>	Project applicant and contractor	During construction	Public Works Departments	Periodic City site inspections to ensure equipment is properly maintained and idling does not exceed 5 minutes.
<p>AQ-2 Operational Emission Reduction Measures. The project applicant shall incorporate the following measures to reduce emissions associated with vehicle trip generation and area sources from the proposed project, <u>consistent with the ECAS that encourages the use of electric vehicles:</u></p> <ul style="list-style-type: none"> • Equip all residential garages, as well as parking lots at parks, with infrastructure to install electric vehicle charging outlets and equipment. • Where feasible, provide sidewalks and/or paths, connected to adjacent land uses, transit stops, and the existing community-wide trail network. • The Farm at Alamo Creek Specific Plan shall be modified to include bicycle parking standards as follows: <ul style="list-style-type: none"> ○ For residential development, one, sheltered, secure bicycle parking space per dwelling unit shall be required. Garages, storage sheds, utility rooms, or similar areas that can be secured from unauthorized access and are sheltered from sun and rain would satisfy this requirement without the addition of special improvements or racks. Additional convenience bicycle parking may be provided with exterior racks but does not count toward the sheltered bicycle parking requirement. ○ New parking areas created to serve nonresidential uses (neighborhood commercial uses) shall provide one bicycle parking space for every 20 vehicle parking spaces, with a minimum of four bicycle spaces. 	Project applicant or contractor	Prior to approval of subdivision improvement plans and prior to issuance of building permits for residential structures.	City of Vacaville Community Development & Public Works Departments	City to review all final maps/ subdivision improvement plans, residential construction plans, and the Specific Plan to ensure all the items identified have been included and site inspections to confirm the required modifications have been provided.

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/ Monitoring	Monitoring Action
<ul style="list-style-type: none"> All wood burning devices shall be prohibited in residential units. Only natural gas fueled hearths shall be permitted. During the Design Review process for each home design application, the City shall confirm compliance with measures incorporated into the City's Energy & Conservation Action Strategy (ECAS), through use of a checklist identifying the residential design measures feasible for residential structures. 				
AQ-3 Implement Mitigation Measure AQ-2.				
<i>Biological Resources</i>				
<p>VELB BIO-1a All elderberry shrubs (which are defined as those with stems greater than 1 inch in diameter) shall be avoided completely during project construction. Prior to commencing construction activities, a qualified biologist shall flag each elderberry shrub and using construction fencing shall establish a buffer of at least 20 feet around the shrub. The following avoidance and minimization measures shall be implemented for all work within 165 feet of a shrub:</p> <ul style="list-style-type: none"> All areas to be avoided during construction activities shall be fenced and/or flagged as close to construction limits as feasible. Activities that could damage or kill an elderberry shrub (e.g., trenching, paving, etc.) shall not occur within 20 feet from the drip-line of any elderberry shrub. A qualified biologist shall provide training for all contractors, work crews, and any on-site personnel on the status of the VELB, its host plant and habitat, the need to avoid damaging the elderberry shrubs, and the possible penalties for noncompliance. A qualified biologist shall monitor the work area at project appropriate intervals to assure that all avoidance and minimization measures are implemented. As much as feasible, all activities within 165 feet of an elderberry shrub shall be conducted between August and February. 	Project applicant/biologist	Prior to any construction activities, a biologist shall flag each elderberry shrub and install construction fencing around each flagged shrub. Requirement to be noted on grading plans prior to issuance of grading permit.	City of Vacaville Community Development Department & Public Works Department	Confirm avoidance and minimization measures are noted on construction plans. City to Conduct periodic site surveys to confirm these measures are being implemented.

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/ Monitoring	Monitoring Action
<ul style="list-style-type: none"> • Elderberry shrubs shall not be touched or trimmed. • Herbicides shall not be used within the drip-line of the shrub and insecticides shall not be used within 100 feet of an elderberry shrub. • Mechanical weed removal within the drip-line of the shrub shall be limited to the season when adults are not active (August - February) and shall avoid damage ng the elderberry. • If either a 20-foot diameter avoidance area around any elderberry shrub is found later to not be feasible or an elderberry shrub must be removed to accommodate construction, then the applicant shall notify the City and implement additional mitigation measures required by the City designed to reduce impacts to a less-than-significant level and based on the <i>Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle</i> (USFWS 2017b) after consultation with USFWS. 				
<p>Western Pond Turtle BIO-1b Prior to commencing any vegetation clean up and removal along Old Alamo Creek, including any work in the creek downstream of the project site as part of the project's off-site improvements, a qualified biologist shall conduct a western pond turtle survey of the creek and any adjacent riparian areas where work shall occur within 48 hours prior to construction. If no western pond turtles or nests are found, no further mitigation is necessary. The impenetrable vegetation in and around the portion of Old Alamo Creek south of Elmira Road renders access to this area quite limited, and the results of any survey of this area may be inconclusive. Therefore, if the biologist cannot conduct a comprehensive survey, a biological monitor shall be present during vegetation thinning along this stretch of Old Alamo Creek. If a western pond turtle is observed within the proposed impact area, a qualified biologist shall relocate the individual to another portion of the creek outside of the proposed impact area prior to construction. If an <u>active</u> western pond turtle nest is observed within the proposed impact area, the</p>	Project applicant/biologist	Prior to initial site clearing along Old Alamo Creek	City of Vacaville Community Development Department & Public Works Department	Conduct western pond turtle surveys. If turtles are present they shall be relocated. If a turtle nest is observed it shall be fenced and avoided, if possible. If not, the biologist shall consult with City staff to determine appropriate next steps.

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/ Monitoring	Monitoring Action
<p>nest shall be fenced off and avoided until hatching if possible. If avoidance is not possible, the project applicant and the biologist shall consult with City staff to determine appropriate mitigation.</p>				
<p>Burrowing Owl BIO-1c Mitigation Measures BIO-1c through BIO-1d are consistent with Avoidance and Minimization Measures BO 1, BO 3 and BO 4 in Section 6.4.9 of the Draft Solano HCP (Solano County Water Agency 2012) and recommendations detailed in the Department of Fish and Game Staff Report on Burrowing Owl Mitigation (CDFWG 2012). The project applicant shall conduct breeding season surveys (a), non-breeding season surveys (b), and, if necessary, a take avoidance survey (c) prior to construction.</p> <p>a. <u>Breeding Season Survey (February 1 – August 31): Conduct four survey visits as follows: (1) at least one survey shall be conducted between February 15 and April 15, and (2) a minimum of three survey visits shall occur, at least three weeks apart, between April 15 and July 15, with at least one visit after June 15. Surveys shall follow the methodology of Department of Fish and Game Staff Report on Burrowing Owl Mitigation, Appendix D for breeding season surveys.</u></p> <p>b. <u>Non-Breeding Season Survey (September 1 - January 31): Follow same methodology as above in a) Breeding Season Survey, but conduct at least four visits, spread evenly, throughout the non-breeding season. Surveys shall follow the methodology of Department of Fish and Game Staff Report on Burrowing Owl Mitigation, Appendix D for non-breeding season surveys.</u></p> <p>c. <u>Take Avoidance Survey: If the breeding season surveys or non-breeding season surveys have been completed less than 14 days prior to construction, no further preconstruction surveys for burrowing owl are necessary. If more than 14 days have elapsed since one of the breeding season or non-breeding season surveys have occurred. Within 14 days prior to the anticipated start of construction, a qualified biologist meeting requirements listed in the Department of Fish and Game Staff Report on Burrowing Owl Mitigation survey methodology shall conduct take avoidance preconstruction surveys within the project site within 14 days prior</u></p>	<p>Project applicant/biologist (approved by CDFW)</p>	<p>Requirement to be noted on grading plans prior to issuance of grading permit.</p> <p>14 days prior to any grading activities, if a lapse of 15 days or longer occurs during the nesting season additional surveys are required.</p>	<p>City of Vacaville Community Development & CDFW</p>	<p>Confirm procedures are noted on construction plans.</p> <p>Conduct surveys for burrowing owl nest sites. If nests are identified the protocol outlines in the mitigation measure is required to be followed.</p>

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/ Monitoring	Monitoring Action
<p><u>to construction</u> to identify burrowing owls or their nesting areas. This survey shall follow survey protocols outlined in the most current draft of the Solano HCP and as developed by the Burrowing Owl Consortium <u>in consultation with CDFW</u> (Solano County Water Agency 2012; CDFW 2012). If no active burrows or burrowing owls are observed, no further mitigation is required. If a lapse in construction of 15 days or longer occurs during the nesting season, additional preconstruction <u>take avoidance</u> surveys shall be repeated before work may resume.</p> <p>d. If burrowing owls or active burrows are identified within the project site during the preconstruction surveys <u>described in (a), (b), and (c) above</u>, the following measures shall be implemented. <u>While minimum buffers are suggested below, appropriate buffers shall be determined in consultation with CDFW:</u></p> <ol style="list-style-type: none"> 1. During the non-breeding season for burrowing owls (September 1 through January 31), exclusion zones shall be established around any active burrows identified during the preconstruction survey. The exclusion zone shall be no less than 160 feet in radius centered on the active burrow. With approval from the City after consultation with CDFW, burrowing owls shall be passively evicted and relocated from the burrows using one-way doors. The one-way doors shall be left in place for a minimum of 48 hours and shall be monitored daily to ensure proper function. Upon the end of the 48-hour period, the burrows shall be excavated with the use of hand tools and refilled to discourage reoccupation. 2. During the breeding season (February 1 through August 31), a qualified biologist familiar with the biology and behavior of this species shall establish exclusion zones of at least 250 feet in radius centered on any active burrow identified during the preconstruction survey. No construction activities shall occur within the exclusion zone as long as the burrow is active and young are present. Once the breeding season is over and young 				

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/ Monitoring	Monitoring Action
<p>have fledged, passive relocation of active burrows may proceed as described in measure b.1, above.</p> <p>3. The buffer widths may be with the following measures:</p> <ul style="list-style-type: none"> • A site specific analysis, reviewed and approved by the City after consultation with CDFW, shall be prepared that documents and describes how the nesting or wintering owls would not be adversely affected by construction activities; • Monitoring shall occur by a qualified biologist for a minimum of 10 consecutive days following initiation of construction indicating that the owls do not exhibit adverse reactions to construction activities; • Burrows are not in danger of collapse due to equipment traffic; and • Monitoring is continued at least once a week through the nesting/wintering cycle at the site and no change in behavior by owls is observed; biological monitoring reports shall be submitted to CDFW. <p><u>This measure may be accomplished in conjunction with Swainson's hawk Mitigation Measure BIO-4d, provided that the project applicant submits a Burrowing Owl Mitigation and Monitoring Plan for review by CDFW and to the City of Vacaville Community Development Director for approval by the City. The Burrowing Owl Mitigation and Monitoring Plan shall include the following components, which require that additional measures are implemented. A Habitat Maintenance Plan shall be prepared and implemented to ensure open space lands within the project site (if habitat remains) and offsite mitigation agriculture mitigation lands are maintained, to the extent feasible, to be compatible with use by tricolored blackbird, northern harrier, white-tailed kite, and loggerhead shrike.</u></p>				
<p>BIO-1d Mitigation for the permanent loss of burrowing owl foraging habitat, and potential nesting habitat, for urban development or other permanent facilities shall be provided at a 1:1 land/area ratio. <u>Mitigation for nesting habitat shall be provided only if pre-construction surveys (Mitigation Measure BIO-1c) indicate that</u></p>	<p>Project applicant/biologist (approved by CDFW)</p>	<p>Prior to issuance of grading permits</p>	<p>City of Vacaville Community Development Department</p>	<p>The City shall ensure the project applicant purchases foraging habitat, or obtains conservation</p>

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/ Monitoring	Monitoring Action
<p><u>active burrowing owl burrows are present on the project site. If mitigation for nesting habitat is required, the applicant or their designee shall preserve and manage one active burrowing owl nest for each known burrowing owl nest on the project site. This shall be accomplished through the two-stage process described under Objective SH 2.2 of the Draft Solano HCP, through targeted acquisition, defined term contracts or agreements, and conservation easements of known active nesting habitat.</u> The irrigated agriculture preserve mitigation provided for Swainson’s hawk Mitigation BIO-1f, below, may satisfy the requirements for preserved foraging habitat under Mitigation Measure BIO-1d, provided the following additional measures are implemented on the Swainson’s hawk irrigated agriculture mitigation lands. that the applicant submits a Burrowing Owl Mitigation and Monitoring Plan for review by CDFW and to the City of Vacaville Community Development Director for approval by the City. The Burrowing Owl Mitigation and Monitoring Plan shall include the following components, which require that:</p> <ul style="list-style-type: none"> • <u>Grasses and forbs within the owl habitat shall maintain an average effective vegetation height less than or equal to 6 inches from February 1 to April 15, when owls typically select mates and nest burrows. In addition, tree and shrub canopy cover shall be limited to the edges of the set aside area and shall not be within 200 feet of the artificial burrows</u> • No more than 20 percent of the mitigation area may support tree and shrub canopy or tall, dense grass cover. • <u>At least 5 acres of mitigation area shall be permanently not used for agricultural production to provide suitable nesting habitat and cover for burrowing owls.</u> • Burrowing owl habitat mitigation areas shall be subject to deed restrictions that would limit future urban development. • A Habitat Maintenance Plan shall be prepared and implemented to ensure open space lands within the project site (if habitat remains) and the irrigated agriculture mitigation lands are maintained, to the extent feasible, to be compatible with burrowing owl use. 				<p>easements for land deemed suitable for foraging habitat and complies with the additional requirements listed in the mitigation measure, including preparing a Habitat Maintenance Plan</p>

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/ Monitoring	Monitoring Action
<ul style="list-style-type: none"> Adequate funding shall be provided to manage the owl mitigation area in perpetuity <u>as specified in the Burrowing Owl Mitigation and Monitoring Plan.</u> <p>If mitigation for impacts to occupied nesting habitat is required, the <u>mitigation lands shall have the following characteristics: Two additional acres (in addition to the 5 acres noted above) of preserve land shall be permanently set aside to provide suitable nesting habitat and cover for burrowing owls. This two-acre mitigation area for nesting habitat shall consist of one continuous block of habitat and shall not be located adjacent to a County road, highway, or within 650 feet of active Swainson’s hawk nesting. If natural burrows are not present in sufficient density on the two-acre area to support nesting burrowing owls as determined by a qualified biologist based on a review of the Draft HCP, at least two burrow complexes (three burrows per complex) shall be installed and maintained in perpetuity within the two-acre nesting habitat set aside for burrowing owls. Artificial burrows shall be monitored annually for effectiveness. Biological monitors shall report to the City on the colonization of the nest burrows by owls and the number of owls fledged per nest. Within any nesting habitat set aside for burrowing owls, management measures shall be implemented and adequately funded to maintain an average effective vegetation height less than or equal to 6 inches from February 1 to April 15). In addition, the preserved nesting habitat must be kept free of tree and shrub canopy cover in perpetuity.</u></p>				
<p>Swainson’s Hawk</p> <p>BIO-1e This Mitigation Measure is consistent with Avoidance and Minimization Measures SH-1 through SH-5 in the <u>Draft Solano HCP (Solano County Water Agency 2012), as well as the Swainson’s Hawk Technical Advisory Committee’s Recommended Timing and Methodology for Swainson’s Hawk Nesting Surveys in California’s Central Valley methodology.</u></p> <p>a. <u>A qualified biologist with a minimum of two years of experience implementing the Swainson’s Hawk Technical Advisory Committee’s Recommended Timing and Methodology for Swainson’s Hawk Nesting Surveys in California’s Central Valley methodology shall conduct Swainson’s hawk nest</u></p>	Project applicant/biologist	Prior to issuance of grading permits if issued during the nesting season. Surveys shall occur 15 days prior to any construction activities, if a lapse of 15 days or longer occurs during the nesting	City of Vacaville Community Development Department	Confirm nest surveys completed and if nests are identified an exclusion buffer is to be established in consultation with the biologist and CDFW. The area is to be avoided until the nesting cycle has completed.

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure			Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/Monitoring	Monitoring Action
<p>surveys. If it has been longer than 15 days from the last survey when construction will occur, an additional pre-construction survey shall be conducted. The following table outlines the required survey windows and timing, as well as the number or surveys to occur during each survey window, consistent with the protocol-level surveys. To meet the minimum level of protection, surveys must be completed for at least the two survey periods immediately prior to construction.</p>				season additional surveys are required.		
<u>Survey Dates</u>	<u>Survey Time</u>	<u>Number of Surveys</u>				
<u>January 1 - March 20</u>	<u>All Day</u>	<u>1</u>				
<u>March 20 - April 5</u>	<u>Sunrise to 10:00 am, 4:00 pm to sunset</u>	<u>3</u>				
<u>April 5 -April 20</u>	<u>Sunrise to 12:00 pm, 4:30 pm to sunset</u>	<u>3</u>				
<u>April 21 - June 10</u>	<u>Monitoring known nests only</u>	<u>N/A</u>				
<p>a. If construction occurs during the nesting season for Swainson's hawk (March 1 through August 31), a qualified biologist shall conduct preconstruction surveys no more than 15 days prior to construction to identify nesting Swainson's hawk within 0.25 mile of the project site. If a lapse in project related construction activities of 15 days or longer occurs, additional preconstruction surveys shall be conducted prior to reinitiating work.</p> <p>b. If an active Swainson's hawk nest is identified within 0.25 mile of the project site, an exclusion buffer shall be established in consultation with the biologist and CDFW. No construction work such as grading, earthmoving, or any operation of construction equipment shall occur within the</p>						

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/ Monitoring	Monitoring Action
<p>buffer zone except as provided below in mitigation measure BIO-51f and in consultation with CDFW. Construction may commence normally in the buffer zone if the nest becomes inactive (e.g., the young have fully fledged), as determined by the qualified biologist.</p> <p>c. <u>Any trees removed under the project shall be removed outside of migratory bird nesting season, including the nesting season for Swainson's hawk.</u></p>				
<p>BIO-1f The project applicant shall mitigate for the loss of Swainson's hawk irrigated foraging habitat by preserving a minimum of 1:1 land/area ratio of similar habitat. The final acreage for mitigation calculations shall be determined based on final design of the open space areas within the project site. The preservation of the mitigation area shall be accomplished through purchase of credits from a bank approved by the CDFW to provide such credits, such as the Elsie Gridley Mitigation Bank or the Burke Ranch Conservation Bank (CDFW 2016) or through preservation of <u>lands within the Solano HCP Irrigated Agriculture Reserve Area</u> irrigated agricultural lands protected in perpetuity by a conservation easement or City approved in-lieu fee program established to preserve irrigated agricultural lands protected in perpetuity by a conservation easement at a minimum of 1:1 land/area ratio. Such an easement or fee program shall include provisions that provide for agricultural uses that are compatible with Swainson's hawk foraging needs. Agricultural foraging habitats shall consist of alfalfa, tomatoes, other annual vegetable row crops, and grain. The mitigation area shall not include crop types and land uses incompatible with Swainson's hawk foraging. The following additional restrictions and prohibited uses, at a minimum, shall also be noted as forbidden within the conservation easement:</p> <ul style="list-style-type: none"> • Commercial feedlots, which are defined as any open or enclosed area where domestic livestock are grouped together for intensive feeding purposes. • Horticultural specialties, including sod, nursery stock, ornamental shrubs, ornamental trees, Christmas trees, or 	Project applicant	Prior to the issuance of grading permits	City of Vacaville Community Development Department & CDFW	The City shall ensure the project applicant purchases foraging habitat, obtains conservation easements, or purchase credits from an approved mitigation bank for land deemed suitable for foraging habitat and complies with the additional requirements listed in the mitigation measure.

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/ Monitoring	Monitoring Action
<p>flowers.</p> <ul style="list-style-type: none"> • Commercial greenhouses or plant nurseries. • Commercial aquaculture of aquatic plants, animals, and their byproducts. • Planting orchards or vineyards for the production of fruits, nuts, or berries except in designated farmstead areas. • Cultivation of perennial vegetable crops such as artichokes and asparagus, as well as annual crops such as cotton or rice. • Construction, reconstruction, or placement of any building, billboard or sign, antennas, towers, and facilities for generation of electrical power, or any other structure or improvement of any kind, except as may be specifically permitted in site-specific management plan. Acreage occupied by any such existing facilities may not be counted toward mitigation requirements. <p>The City shall consult with CDFW prior to approving the site, conservation easement, and conservation easement holder.</p>				
<p>Tricolored Blackbird, Northern Harrier, White-Tailed Kite, Loggerhead Shrike BIO-1g Mitigation for the permanent loss of foraging habitat for northern harrier, white-tailed kite, loggerhead shrike, and tricolored blackbird from project urban development or other permanent facilities shall be provided at a 1:1 land/area ratio. The irrigated agriculture preserve mitigation provided for Swainson's hawk Mitigation BIO-1f, above, may satisfy the requirements for BIO-1g, provided the following additional measure is implemented on the Swainson's hawk irrigated agriculture mitigation lands.</p> <p>a) A Habitat Maintenance Plan shall be prepared and implemented to insure open space lands within the project site (if habitat remains) and the irrigated agriculture mitigation lands are maintained, to the extent feasible, to be compatible with use by tricolored blackbird, northern harrier, white-tailed kite, and loggerhead shrike.</p> <p>b) A qualified biologist shall conduct a pre-construction bird</p>	Project applicant/biologist	No more than 72 hours prior to issuance of grading permits if issued during the nesting season	City of Vacaville Community Development	Confirm purchase of foraging habitat, or conservation easements, or purchase of credits from an approved mitigation bank for land deemed suitable for foraging habitat. Confirm preparation of a Habitat Maintenance Plan.

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/ Monitoring	Monitoring Action
<p><u>survey for nesting within 14 days prior to commencement of construction activities if anticipated to commence during the nesting season (between March 1 and September 15). The survey shall be conducted within the project area and a 500-foot buffer surrounding the project area. The qualified biologist shall document and submit the results of the pre-construction survey in a letter to CDFW and the City within 30 days following the survey. The letter shall include: a description of the methodology including dates of field visits, the names of survey personnel, a list of references cited and persons contacted, and a map showing the location(s) of any bird nests observed on the project site. If no active nests are identified during the pre-construction survey, then no further mitigation is required. Evidence, in the form of a letter report documenting the results of the survey, shall be submitted to the City of Vacaville Community Development Department prior to the issuance of any grading or building permits within the project site.</u></p> <p><u>If any active nests are identified during the preconstruction survey within the project site, a buffer zone shall be established around the nests. A qualified biologist shall monitor nests weekly during construction to evaluate potential nesting disturbance by construction activities. The biologist shall delimit the buffer zone with construction tape or pin flags within 250 feet of the active nest and maintain the buffer zone until the end of the breeding season or until the young have fledged. Guidance from CDFW shall be requested if establishing a 250-foot buffer zone is impractical. Guidance from CDFW shall also be requested if the nestlings within the active nest appear disturbed.</u></p> <p><u>Trees anticipated for removal shall be removed outside of the nesting season. The nesting season occurs between March 1 and September 15. If trees are anticipated to be removed</u></p>				

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/ Monitoring	Monitoring Action
<p><u>during the nesting season, a pre-construction survey shall be conducted by a qualified biologist. If the survey shows that there is no evidence of active nests, then the tree shall be removed within ten days following the survey. If active nests are located within trees identified for removal, a 250-foot buffer shall be installed around the tree. Guidance from CDFW will be requested if the 250-foot buffer is infeasible.</u></p> <p><u>In addition to trees, blackberry thickets onsite shall be evaluated for the presence of nesting colonies of the CESA-listed threatened tricolored blackbird prior to site clearing activities. These thickets are located in riparian understory and are thus marginal habitat and unlikely to be used by tricolored blackbird. Nonetheless, if during pre-construction surveys a colony is discovered within the blackberry thicket no construction shall proceed within 250 feet of that location until City approval of appropriate mitigation after consultation with CDFW. Possible forms of mitigation for removal of the colony include: purchase of credits in an approved mitigation bank, offsite preservation of a tricolored blackbird colony of equal or greater size, contribution to an in-lieu fee program established to mitigate impacts to tricolored blackbird, or other mitigation approved by CDFW.</u></p>				
<p>Bats BIO-1h <u>Pre-construction roosting bat surveys and evaluation of roosting habitat suitability for pallid bat, western red bat, hoary bat, or silver-haired bat shall be conducted by a qualified bat biologist familiar with these species within 44 30 days prior to any tree removal or construction activities along Old Alamo Creek that occurs during the breeding season (April through August). A qualified bat biologist shall have experience performing roosting bat surveys, and be able to identify guano and urine stains at a minimum. Roosting habitat characteristics to be determined by the qualified bat biologist would be height and structure of the tree, presence of obscuring foliage, peeling or loose bark, cracks or gaps within the trunk or crotch of</u></p>	Project applicant/biologist	Prior to any tree removal or construction activities along Old Alamo Creek	City of Vacaville Community Development/CDFW	<p>Confirm surveys were completed by a bat biologist 14 days prior to tree removal or construction along Old Alamo Creek.</p> <p>If bats were located confirm exclusionary measures were installed.</p>

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/ Monitoring	Monitoring Action
<p><u>the tree, and/or presence of woodpecker holes. If the qualified biologist determines that the tree does not provide potential roosting habitat for the four species listed above. If pre-construction surveys indicate that no roosts of special status bats are present, or that roosts are inactive or potential habitat is unoccupied, no further mitigation is required.</u></p> <p><u>If roosting bats are found, exclusionary measures approved by the City shall be installed by a qualified bat biologist. Once the bats have been excluded, tree removal may occur. If these actions do not result in exclusion, a qualified biologist in possession of an applicable California Department of Fish and Wildlife Memorandum of Understanding shall consult with CDFW to determine appropriate relocation methods. Trees determined to have potential roosting habitat shall be removed after the time when bat maternity roosts would be vacated (typically beginning in July/August), but before hibernation begins (typically in October/November). For the four bat species potentially impacted by the project, this would limit tree removal to the time period from September to early October (Western Bat Working Group 2018). The trees shall be removed in the late afternoon hours or close to dusk so that any bats potentially using a tree as a day roost will be active and able to leave the roost, and if so, will be minimally impacted by thermal stress and able to locate an alternative roost nearby.</u></p>				
<p>BIO-2a The following Best Management Practices shall be implemented during all site preparation and construction activity within the project site, especially in those areas adjacent to Old Alamo Creek to control pollutant sources associated with the handling and storage of construction materials and equipment, as well as waste management and disposal.</p> <p>a. Construction raw materials (e.g., dry materials such as concrete mix, paints, petroleum products) shall be stored in designated areas that are located at least 100 feet away from the top of bank of Old Alamo Creek and are surrounded by earthen berms or other barriers, if necessary. Construction employees working on the site shall be trained in proper</p>	Project applicant/contractor	<p>During site clearing and construction.</p> <p>Requirements shall be noted on all subdivision construction plans.</p>	City of Vacaville Community Development & Public Works Department	Confirm BMPs are implemented during all phases of project construction. City to conduct periodic inspections to ensure all the BMPs outlined are followed.

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/Monitoring	Monitoring Action
<p>materials handling practices to ensure that, to the maximum extent practicable, construction materials are properly stored.</p> <p>b. Year-round, install temporary barriers around soil stockpile perimeters to prevent contact with stormwater when required. Temporary barriers can be berms, dikes, silt fences, straw bales, or sandbag barriers. During the rainy season (generally December to April), cover inactive soil stockpiles or protect them with soil stabilization at all times. During the non-rainy season, cover inactive soil stockpiles or protect them with linear barriers prior to rain events.</p> <p>c. Whenever possible, wash out concrete trucks off site in City designated areas. If the trucks are washed on site, contain the wash water in a temporary pit adjacent to the construction activity where waste concrete can harden for later removal, no nearer than 100 feet from the top of bank of Old Alamo Creek. Place sign at the designated washout locations and instruct drivers of the washout locations. Avoid washing fresh concrete from the trucks, unless the runoff is drained to a berm or level area, at least 100 feet away from the top of bank of Old Alamo Creek.</p> <p>d. Collect non-hazardous waste construction materials (e.g., wood, paper, plastic, cleared trees and shrubs, scrap metal, rubber, glass) and deposit in covered dumpsters at a designated waste storage area on-site at least 100 feet away from the top of bank of Old Alamo Creek. Recyclable construction materials shall be stored separately for recycling.</p> <p>e. Hazardous materials shall be stored in portable metal sheds with secondary containment. The quantities of these materials stored on-site shall reflect the quantities needed for site construction.</p> <p>Avoid over-application of fertilizers, herbicides, and pesticides. Do not mix hazardous waste with other waste produced on site. Contract with a Certified Waste Collection contractor to collect hazardous wastes for disposal at an approved hazardous waste facility.</p>				

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/ Monitoring	Monitoring Action
<p>f. Waste oil and other equipment maintenance waste shall be properly disposed of in compliance with federal, State and local laws, regulations and ordinances.</p>				
<p>BIO-2b To protect the existing trees along Old Alamo Creek from damage associated with construction activities and to avoid soil compaction in the root zone, the project applicant shall do the following:</p> <ul style="list-style-type: none"> • No vehicles, construction equipment, mobile offices, or materials shall be parked, stored or located within the driplines of any oak trees. • Install 4-foot tall, orange, synthetic mesh fencing outside the dripline of all trees greater than 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunked trees. If site constraints do not allow for protection of a tree's entire dripline, fence off as much of the dripline as possible. • If work or traffic must proceed within the driplines, one of the following techniques shall be followed: (1) place 6-12 inches of mulch in the work or traffic area; (2) place at least 4 inches of mulch in the work or traffic area and then place sheets of ¾ inch plywood or 4x4 inch lumber; or (3) place 4 – 6 inches of gravel with geotextile fabric beneath; <u>or (4) hand excavate.</u> • Soil surface removal greater than one foot shall not occur within the driplines of oak trees. No cuts shall occur within five feet of their trunks. • If roots are encountered during soil excavation, they shall be carefully pruned rather than left torn or crushed. Roots greater than 1 inch in diameter must always be pruned, and finer roots shall ideally also be pruned. Cut roots as far away from the trunk as possible. Use loppers, a handsaw, or a small chain saw to make a clear vertical cut. Leave adjacent root bark intact. • To the extent feasible, earthen fill greater than one foot deep shall not be placed within the driplines of oak trees, and no fill shall be placed within five feet of their trunks. • No paving shall be permitted in the vicinity of oak trees. 	<p>Project applicant/contractor</p>	<p>During site clearing and construction.</p> <p>Requirements shall be noted on all subdivision construction plans.</p>	<p>City of Vacaville Community Development & Public Works Department</p>	<p>Confirm fencing is installed around protected trees, during all phases of project construction. City to conduct periodic inspections to ensure all the measures outlined are being followed.</p>

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/ Monitoring	Monitoring Action
<ul style="list-style-type: none"> Underground utility line trenching shall not be placed within the driplines of oak trees. If it is absolutely necessary to install underground utilities within the driplines of preserved oak trees, the trench shall either be bored or drilled but not within five feet of the trunk. 				
BIO-2c Implement Mitigation Measure BIO-3.	See below			
<p>BIO-3 To mitigate for the loss of potentially jurisdictional waters of the United States and/or waters of the State, the project applicant shall <u>purchase credits at an agency-approved mitigation bank with a service area that includes the Project site, participate in the U.S. Army Corps of Engineers Sacramento District's in-lieu fee program by paying required fees, and/or mitigate through permittee-responsible mitigation</u> create, preserve, or restore jurisdictional waters to the extent as required under the Clean Water Act or Waste Discharge Requirements (WDRs), as applicable. If Section 404, 401, WDR authorizations are required, mitigation acreage requirements shall be determined in consultation with the U.S. Army Corps of Engineers and the Regional Water Quality Control Board and as outlined in the U.S. Army Corps of Engineers 2008 Mitigation Rule.</p> <p>In addition, if construction activities will impact CDFW jurisdictional resources, the applicant shall obtain, and comply with, a Lake and Streambed Alteration Agreement from CDFW, <u>including any required mitigation. Mitigation for the loss of riparian woodland shall occur at a minimum ratio of 1:1 (by acreage), or as otherwise required by CDFW in a Streambed Alteration Agreement. This mitigation may occur on-site within the Old Alamo Creek corridor, in other on-site open space, at a mitigation bank, or as otherwise approved by CDFW and the City. To mitigate for the loss of native riparian vegetation, plantings will occur at the ratios outlined consistent with Mitigation Measure RSM 1 in the Solano HCP, including applicable tables detailing mitigation acreage and mitigation planting ratios. If permittee-responsible mitigation is utilized, a Riparian Restoration Plan shall be prepared consistent</u></p>	Project applicant	Prior to issuance of grading permits	City of Vacaville Community Development & USFWS/CDFW	The City shall ensure the project applicant has created, preserved, or restored an equivalent amount of jurisdictional waters and obtained any required permits.

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/ Monitoring	Monitoring Action
<p><u>with the mitigation components and performance standards of Mitigation Measures RSM 1 and approved by the City. The goal of the riparian vegetation replacement is to contribute to the establishment of a multi-store riparian community with a variety of native riparian species appropriate for the mitigation site.</u></p>				
<p>BIO-4 Implement Mitigation Measures BIO-1d and BIO-1f.</p>	See above			
<p>BIO-5 Implement Mitigation Measures BIO-1c, BIO-1d, BIO-1e, and BIO-1f.</p>	See above			
Cultural Resources				
<p>CUL-1 If deposits of prehistoric or historical archaeological materials are encountered during construction activities, all work within 25 feet of the discovery shall be redirected until an archaeologist is contracted to assess the finds, consult with agencies and descendant communities (as appropriate), and make recommendations for the treatment of the discovery. If preservation in place is not feasible, an archaeologist that meets the secretary of the interior standards shall evaluate the deposit for its eligibility for listing in the California Register of Historical Resources. If the deposit is not eligible, mitigation is not necessary. If the deposit is eligible, mitigation shall include excavation of the archaeological deposit in accordance with a data recovery plan (see <i>CEQA Guidelines</i> Section 15126.4(b)(3)(C)). The City of Vacaville shall ensure that descendant communities are consulted for their input and concerns during the development and implementation of any mitigation plan.</p> <p>Upon completion of the evaluation and/or mitigation, the report shall be submitted to the City of Vacaville, the applicant, the Northwest Information Center at Sonoma State University, and descendant communities.</p>	Project applicant/archeologist	<p>Requirements shall be noted on all subdivision construction plans.</p> <p>During site grading/trenching</p>	City of Vacaville Community Development/ archeologist	<p>City to confirm project plans include the required notes.</p> <p>Construction work will stop within 25-feet (and be redirected) if any subsurface archeological resources are unearthed. An archeologist is required to assess the resource, consult with the appropriate entities and recommend treatment. The archeologist is to prepare a report to be provided to the City once mitigation has been completed.</p>

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/ Monitoring	Monitoring Action
<p>CUL-2 In the event that human remains are encountered, the on-site construction foreman shall stop all work within 25 feet of the discovery and shall immediately contact the City’s Community Development Department and the County Coroner. At the same time, an archaeologist that meets the secretary of the interior standards shall be contacted to assess the situation and consult with agencies as appropriate. On-site construction workers shall not collect or move any human remains and associated materials. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission shall identify a Most Likely Descendant to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate, and in coordination with the recommendations of the Most Likely Descendant. The report shall be submitted to the City of Vacaville Community Development Department and the Northwest Information Center, and descendant communities.</p>	<p>Project applicant/contractor/archeologist</p>	<p>During site grading/trenching</p> <p>Requirements shall be noted on all subdivision construction plans.</p>	<p>City of Vacaville Community Development & Public Works Departments. County Coroner/ project archeologist</p>	<p>All construction work will stop within 25-feet (and be redirected) if any human remains are unearthed. The County Coroner t is required to assess the resource, and consult with an archeologist to handle contacting the appropriate entities if the remains are Native American. The archeologist is to prepare a report to be provided to the City once mitigation has been completed.</p>
<p>CUL-3 While no Tribal Cultural Resources (TCRs) have been identified that may be affected by the project, the following approach for the inadvertent discovery of TCRs has been prepared to ensure there are no impacts to unanticipated resources.</p> <ul style="list-style-type: none"> Should a potential TCR be inadvertently encountered, construction activities near the encounter shall be temporarily halted and the City’s Community Development Department notified. The City shall immediately notify the Yocha Dehe Wintun Nation to evaluate the resource. If the unanticipated resource is archaeological in nature, appropriate management requirements shall be implemented as outlined in Mitigation Measure CUL-1. If the City determines that the potential resource appears to be a tribal cultural resource (as defined by 	<p>Project applicant/contractor/archeologist</p>	<p>During site grading/trenching</p> <p>Requirements shall be noted on all subdivision construction plans.</p>	<p>City of Vacaville Community Development & Public Works Departments. Project archeologist</p>	<p>If during construction a TCR is unearthed all work near the find shall stop and the City contacted. The City will contact the Yocha Dehe Wintun Nation to evaluate the resource and make recommendations if it is a TCR.</p>

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/ Monitoring	Monitoring Action
<p>PRC Section 21074), the Yocha Dehe Wintun Nation shall be provided a reasonable period of time to conduct a site visit and make recommendations regarding future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources. Depending on the nature of the potential resource and Tribal recommendations, review by a qualified archaeologist may be required. Implementation of proposed recommendations shall be made based on the determination of the City that the approach is reasonable and feasible. All activities shall be conducted in accordance with regulatory requirements.</p>				
CUL-4 Implement Mitigation Measures CU-1 and CUL-2.	See above			
<i>Land Use and Planning</i>				
<p>LU-1 The project applicant shall design the detention basin and the area surrounding the basin to minimize attractiveness for waterfowl. This shall include the following:</p> <ul style="list-style-type: none"> • The basin shall be configured to reduce the line of sight for birds. • The basin shall be designed with a slope of not less than 2:1. • A water aerator (fountain) shall be included in the basin. • Educational signage shall be included in areas around the basin stating no feeding of birds is allowed. 	Project applicant	To be included on project site plans	City of Vacaville Community Development & Public Works Departments.	City to confirm these requirements have been included on all project site plans.

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/ Monitoring	Monitoring Action
<i>Transportation and Circulation</i>				
<p>TRAFF-1a At the Leisure Town Road and Elmira Road (#6) intersection, the project applicant shall install the following improvements or pay in-lieu traffic fees to the City:</p> <p>Westbound – Provide west bound approach with three lanes as follows: West Bound Left Turn Lane, West Bound Through Lane, and West Bound Right Turn Lane, and provide an additional through lane for the northbound and southbound approaches.</p> <p>At the Nut Tree Road and Ulatis Drive (#10) and Depot Street at Mason Street (I-80 ramps) (#20) intersections there are no feasible mitigation measures due to operational and right-of-way restrictions.</p>	Project applicant	Prior to issuance of building permits	City of Vacaville Community Development & Public Works Departments	The City shall ensure the required in-lieu traffic fees have been paid or confirm the applicant is intending on making the improvements to this intersection.
<p>TRAFF-3 Roundabouts and traffic circles shall be designed to accommodate fire trucks and other large vehicles to travel through the intersection at an appropriate speed for emergency response. On-street parking shall be prohibited near the traffic circles to ensure clear passage. All traffic calming devices shall be designed in accordance with City standards and be approved by the City.</p>	Project applicant	To be included on the final improvement plans	City of Vacaville Community Development & Public Works Departments	The City shall ensure the final improvement plans have been designed to City and fire standards to address fire truck access and traffic calming elements.
<p>TRAFF-4 The project-level site plan shall be submitted for each phase of the project development for review and approval by the City to ensure safe and direct facilities for pedestrians, bicyclists, and transit riders are provided and the design does not conflict with adopted plans, policies, and programs related to such facilities.</p>	Project applicant	To be included on the final site improvement plans for each project phase.	City of Vacaville Community Development & Public Works Departments	The City shall ensure the site/improvement plans include safe access for pedestrians, bicyclists and transit riders and does not conflict with city policies.

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/Monitoring	Monitoring Action
<p>TRAFF-5a At the Leisure Town Rd at Sequoia Drive (#4) intersection, the project applicant shall install the following improvements or pay in-lieu traffic fees to the City:</p> <ul style="list-style-type: none"> • Southbound Approach – Add a through lane on southbound Leisure Town Road to provide one left-turn lane, one through lane and one shared through-right lane on the southbound approach. • Southbound Departure – Widen the south leg of the intersection to provide a corresponding receiving lane. 	Project applicant	Prior to issuance of building permits	City of Vacaville Public Works Department	The City shall ensure the required in-lieu traffic fees have been paid or confirm the applicant is intending on making the improvements to this intersection.
<p>TRAFF-5b At the Leisure Town Rd at Elmira Road (#6) intersection, the project applicant shall install the following improvement or pay in-lieu traffic fees to the City:</p> <ul style="list-style-type: none"> • Restripe the west bound approach within existing pavement to accommodate dual West Bound Left Through Lanes, West Bound Through Lane, and a West Bound Through/Right Turn Lane (expand from three lanes to a four lane approach). <p>At the Nut Tree Road and Ulatis Drive (#10) and Peabody Road at Elmira Road (#17) intersections there are no feasible mitigation measures due to operational and right-of-way restrictions.</p>	Project applicant	Prior to issuance of building permits	City of Vacaville Public Works Department	The City shall ensure the required in-lieu traffic fees have been paid or confirm the applicant is intending on making the improvements to this intersection.
<p>TRAFF-6a At the Leisure Town Road and Ulatis Drive / Hawkins Road (#5) intersection, the project applicant shall install the following improvements:</p> <ul style="list-style-type: none"> • Westbound – Add a separate West Bound Right turn pocket on the westbound approach of Ulatis Drive / Hawkins Road. 	Project applicant	Prior to issuance of building permits	City of Vacaville Public Works Department	The City shall ensure the required improvements have been made to this intersection.
<p>TRAFF-6b At the Leisure Town Road and Elmira Road (#6) intersection, the project applicant shall install the following improvements:</p> <ul style="list-style-type: none"> • Westbound – Restripe the West Bound approach within existing pavement to accommodate a dual West Bound Lane, West Bound Through Lane, and West Bound Through/Right Turn Lane (expand from three lanes to a four lane approach). 	Project applicant	Prior to issuance of building permits	City of Vacaville Public Works Department	The City shall ensure the required improvements have been made to this intersection.

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/ Monitoring	Monitoring Action
<p>TRAFF-6c At the Allison Drive and Elmira Road (#16) intersection, the project applicant shall install the following improvements or pay in-lieu traffic fees to the City:</p> <ul style="list-style-type: none"> • Westbound – Restripe the westbound approach of Elmira Road to add an additional westbound through lane. <p>Due to operational, and right-of-way restrictions, there is no feasible mitigation for the following intersections: Leisure Town Road at I-80 EB Ramps (#1), Nut Tree Road at Ulatis Drive (#10), and Allison Drive at Nut Tree Parkway (#12).</p>	Project applicant	Prior to issuance of building permits	City of Vacaville Public Works Department	The City shall ensure the required in-lieu traffic fees have been paid or confirm the applicant is intending on making the improvements to this intersection.

INTENTIONALLY LEFT BLANK