
MITIGATION MONITORING PROGRAM

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program [MMP], §15097 of the *CEQA Guidelines* provides additional direction on mitigation monitoring or reporting). Permit Sonoma is the Lead Agency for the project and therefore responsible for enforcing and monitoring most of the mitigation measures in this mitigation monitoring program.

The Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to address the potential environmental impacts of the proposed project. Where appropriate, this document identified project design features or recommended mitigation measures incorporated into the project to avoid or to mitigate identified potential impacts to a level where no significant impact on the environment would occur. This MMP is designed to monitor implementation of the mitigation measures incorporated into the project as described in the IS/MND.

The MMP for the project will be in place throughout all phases of the project. The project sponsor, Juniper Energy, LLC, shall be responsible for implementing all mitigation measures unless otherwise noted. The County’s existing planning, engineering, review and inspection processes will be used as the basic foundation for the MMP procedures and will also serve to provide the documentation for the reporting program.

Mitigation Measures	Monitoring	Time Frame/ Monitoring Milestone	Responsible Monitoring Party
Air			
Mitigation Measure AIR-1: a. Apply water or other dust palliative to unpaved portions of the conversion area, unpaved roads, parking areas, staging areas and stockpiles of soil daily as needed to control dust. b. Limit traffic speeds on unpaved access roads to 15 mph. c. Trucks hauling soil, sand and other loose materials over public roads shall cover the loads, or shall keep the loads at least two feet below the level of the sides of the container, or shall wet the load sufficiently to prevent dust emissions. d. Sweep paved roads as needed to remove any visible soil that vehicles carried onto them from the project site.	Mitigation Monitoring AIR-1 If Permit Sonoma receives dust complaints, Permit Sonoma staff shall conduct an on-site investigation. If Permit Sonoma staff determines that complaints are warranted, the Permit Holder shall implement greater or additional dust control measures as determined by Permit Sonoma, or Permit Sonoma may issue a stop work order.	?	Permit Sonoma
Bio			
Mitigation Measure BIO-1: A qualified biologist shall complete a nesting bird survey two weeks prior to construction during the nesting season (February 1-September 31) to determine if any native birds are nesting on or near the site (including a 150 foot buffer for raptors).	Mitigation Monitoring BIO-1: Permit Sonoma Staff shall not issue construction permits until completing review of the nesting bird survey report and the biologist's proposed buffer zone if applicable.		

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If the biologist observes any active nests during surveys, the biologist shall determine and flag a suitable avoidance buffer from the nests based on species, location and planned construction activity. Construction activity shall avoid these nests until the chicks have fledged and the nests are no longer active. Potential habitat removal (i.e., trees) to occur outside of the breeding bird season.			
Mitigation Measure BIO-2: A qualified biologist shall perform a pre-construction survey for active and occupied habitat of the American badger. If the biologist does not identify active burrows, no further measures are necessary. If the biologist does identify active burrows for this species during the preconstruction survey, the biologist shall flag the burrows for complete avoidance. If complete avoidance is not feasible, consultation with CDFW should occur to identify appropriate measures for further avoidance and/or minimization of impacts from construction disturbance.	Mitigation Monitoring BIO-2: Permit Sonoma Staff shall not issue construction permits until completing review of the biologist's American Badger survey report, and if burrows are identified and complete avoidance is not feasible, shall not issue permits until receiving approval from CDFW.		

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<p>Mitigation Measure BIO-3: If work occurs during the rainy season (generally between November and spring), then exclusion fencing shall be installed around the project site. Prior to the initiation of construction activities, a qualified biologist shall conduct a preconstruction clearance survey of the construction areas to ensure that the fence is appropriately installed. The fence shall remain in place during site grading and other construction –related activities and shall be inspected daily by the construction foreman to ensure it remains intact with no sagging or gaps along the bottom. Wildlife exclusion fencing shall be at least two feet tall above ground and shall be buried long the bottom margin at least 4 inches to prevent gaping. Fencing may consist of woven silt fencing or 0.24-inch welded mesh (not woven wire), galvanized wire. The location of exclusion fencing shall be shown on the final construction plans.</p> <p>In addition, all pipes left onsite overnight shall be protected to prevent entrapment of wildlife. Any trenches remaining open at the end of the work day shall either be covered completely so that no gaps are present or shall contain an escape ramp to prevent wildlife entrapment. Escape ramps should be at least one foot wide, may be constructed of earth or a wooden board, and contain a slope of no greater than 30%. Prior to initiation of work, trenches and pipes shall be</p>	<p>Mitigation Monitoring BIO-3:</p> <p>Permit Sonoma Staff shall not issue construction permits until completing review of final construction plans to ensure that exclusionary fencing is indicated/identified and treatment of pipes and trenches during construction is noted.</p>		

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<p>inspected to ensure no wildlife has become entrapped.</p> <p>If at any time during construction of the proposed project a California red-legged frog of California tiger salamander are encountered within the work areas, all construction activities must cease and the contractor shall notify Permit Sonoma and CDFW of the sighting, and follow CDFW instructions for relocation and/or avoidance.</p>			
<p>Mitigation Measure BIO-4: A qualified botanist shall conduct a pre-construction rare plant survey during the appropriate blooming season to determine if any special-status plant species occur within the area that would be disturbed by the proposed project. The ideal timing for a special-status plant survey is April or May, when species onsite are most likely identifiable to a taxonomic level sufficient for determining rarity. If the botanist detects any special-status plant species during the survey, then the project applicant shall adjust project specifications to avoid impacts to these species. If complete avoidance is not feasible, other mitigation options could include relocation or seed collection and reestablishment in an alternate location in consultation with CDFW.</p>	<p>Mitigation Monitoring BIO-4:</p> <p>Permit Sonoma Staff shall not issue construction permits until reviewing and approving the rare plant survey, any associated revisions to project specifications, and any relocation/reestablishment plan approved by CDFW for compliance with this mitigation measure.</p>		

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<p>Mitigation Measure BIO-5: A qualified biologist or wetland scientist shall provide a detailed jurisdictional delineation for the seeps, verified by the appropriate regulatory agencies (e.g., Army Corps of Engineers), including any improvements involving access to the study area.</p> <p>Applicant shall install orange protective construction fencing outside edge of wetland area and construct access road outside the designated wetland area. If the road improvements cannot completely avoid impact on the designated wetland, obtain a permit from Army Corps of Engineers.</p>	<p>Mitigation Monitoring BIO-5: Permit Sonoma staff shall review construction drawings to ensure they include jurisdictional delineation and protective fencing. Permit Sonoma inspectors shall verify installation of protective fencing prior to commencement of construction, and/or the project complies with Army Corps of Engineers permit requirements.</p>		
<p>Mitigation Measure BIO-6: The two protected redwood trees expected to require removal both measure larger than 33 inches in trunk diameter. In accordance with County Code, the applicant may choose one of three options: 1) planting trees of the same native species, 2) payment of an in-lieu fee, or 3) a combination of planting and in-lieu fee payment.</p> <p>At this time the Project applicant has elected to pay the in-lieu fee which, according to Attachment E, would be \$2,000.00.</p>	<p>Mitigation Monitoring BIO-6: Permit Sonoma staff shall verify compliance with County Code prior to final inspection.</p>		

Noise			
<p>Mitigation Measure NOISE-1:</p> <p>Construction activities for this project shall be restricted as follows:</p> <p>a. All internal combustion engines used during construction of this project shall be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the Vehicle Code. Equipment shall be properly maintained and turned off when not in use.</p> <p>b. Except for actions taken to prevent an emergency, or to deal with an existing emergency, all construction activities shall be restricted to the hours of 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. and 7:00 p.m. on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the PRMD Project Review Division as soon as practical.</p> <p>c. There shall be no start up of machines nor equipment prior to 7:00 a.m. Monday through Friday or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m. nor past 7:00 p.m. Monday through Friday or prior to 9:00 a.m. nor past 7:00 p.m. on weekends and holidays and no servicing of equipment past 7:00 p.m., Monday through Friday, or weekends and holidays. A sign(s) shall be posted on the site regarding the allowable hours of construction,</p>	<p>Mitigation Monitoring NOISE-1:</p> <p>If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise Mitigation Measures, if necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within sixty days of notification from PRMD that a noise complaint has been received. The owner/operator shall implement any additional Mitigation Measures needed to meet noise standards or the Use Permit may be subject to modification or revocation proceedings, as appropriate.</p>		

<p>and including the developer's phone number for public contact.</p> <p>d. Pile driving activities shall be limited to 7:30 a.m. to 7:00 p.m. weekdays only.</p> <p>e. Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.</p> <p>f. The developer shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. The Project Manager's phone number shall be conspicuously posted at the construction site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem.</p>			
Source: Initial Study/Draft Mitigated Negative Declaration, November 30, 2018			