

MISSION SPRINGS WATER DISTRICT
RES-BCT AND REGIONAL WATER RECLAMATION FACILITY SOLAR DEVELOPMENT PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Mitigation Measure	Implementation Schedule	Verification	
Biological Resources BIO-1 Prior to commencement of construction, a protocol burrowing owl survey will be conducted using the 2012 survey protocol methodology identified in the “Staff Report on Burrowing Owl Mitigation, State of California, Natural Resources Agency, Department of Fish and Game, March 7, 2012,” or the most recent CDFW survey protocol available. The burrowing owl survey shall be conducted with a minimum of four site visits conducted on four separate days.	The survey(s) shall be conducted prior to construction. All actions pertaining to the discovery of burrowing owl shall occur prior to or during construction depending on the direction within the impact minimization plan.	A copy of the survey(s), and where required, the impact minimization plan, shall be retained in the project file. Verification of implementation shall be based on field inspections by the District. Field notes from inspections shall be retained in the project file.	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	Mission Springs Water District (MSWD)	

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Biological Resources BIO-2 A preconstruction presence/absence survey shall be conducted no more 30 days in advance of construction. This survey can overlap with the final protocol burrowing owl survey conducted pursuant to MM BIO-1.	The survey(s) shall be conducted prior to construction. All actions pertaining to the discovery of burrowing owl shall occur prior to or during construction depending on the direction within the impact minimization plan.	A copy of the survey(s), and where required, the impact minimization plan, shall be retained in the project file. Verification of implementation shall be based on field inspections by the District. Field notes from inspections shall be retained in the project file.	
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Biological Resources BIO-3 If burrowing owl(s) are detected during the focused surveys within the area of potential effect delineated by the construction contractor in coordination with the biologist, the MSWD shall immediately contact CDFW for coordination of next steps prior to commencing project construction or ground disturbing activities. If a BUOW is found on-site at the time of construction, all activities likely to affect the animal(s) must cease immediately and CDFW shall be contacted to determine appropriate management actions. All actions thereafter shall be at the discretion and approval of CDFW in compliance with CESA.	The survey(s) shall be conducted prior to construction. All actions pertaining to the discovery of burrowing owl shall occur prior to or during construction depending on the direction within the impact minimization plan.	A copy of the survey results, CDFW contact, and actions directed thereof by CDFW, and where required, the impact minimization plan, shall be retained in the project file. Verification of implementation shall be based on field inspections by the District. Field notes from inspections shall be retained in the project file.	
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Biological Resources			
BIO-4	Regardless of the time of year, a preconstruction survey shall be performed to verify absence of nesting birds. A qualified biologist shall conduct the pre-activity survey within the project areas (including access routes) and a 500-foot buffer surrounding the project areas, no more than three (3) days prior to the initiation of project activities, including, but not limited to clearing, grubbing, and/or rough grading to prevent impacts to birds and their nests. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified biologist shall make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If nesting bird activity is present within the work area or the project's zone of influence (generally 100-300 feet), a no disturbance buffer zone shall be established by the qualified biologist to be marked on the ground around each nest. The buffer shall be a minimum of 500 feet for raptors and 300 feet for songbirds, unless a smaller buffer is specifically determined by a qualified biologist familiar with the nesting phenology of the nesting species. The buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. Active nest(s) and an established buffer distance(s) shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance. If there is no nesting activity, then no further action is needed for this measure. If an active nest is encountered during the project construction, construction shall stop immediately until a qualified biologist can determine (1) the status of the nest, and (2) when work can proceed without risking violation to state or federal laws.	Construction shall occur outside of the nesting season or a copy of the field survey documenting no nesting birds shall be completed prior to initiating construction within the nesting season.	District personnel shall document the dates of construction. If construction is proposed to occur within the nesting season, a copy of the field survey documenting the absence of nesting birds shall be retained in the project file.
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Biological Resources			
BIO-5	The project shall be required to comply with the provisions of the Coachella Valley Multi-Species Habitat Conservation Plan requirements for projects adjacent to Conservation Areas. 1) Drainage – Proposed Development adjacent to or within a Conservation Area shall incorporate plans to ensure that the quantity and quality of runoff discharged to the adjacent Conservation Area is not altered in an adverse way when compared with existing conditions. Stormwater systems shall be designed to prevent the release of toxins,	The provisions of the Coachella Valley Multi-Species Habitat Conservation Plan shall be incorporated into the project design prior to project implementation.	District personnel shall document that each requirement of the CVMSHCP has been complied with within the project design. A copy of the design documenting the this shall be retained in the project file.

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chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the adjacent Conservation Area. 2) Toxics – Land uses proposed adjacent to or within a Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife and plant species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in any discharge to the adjacent Conservation Area. 3) Lighting – For proposed Development adjacent to or within a Conservation Area, lighting shall be shielded and directed toward the developed area. Landscape shielding or other appropriate methods shall be incorporated in project designs to minimize the effects of lighting adjacent to or within the adjacent Conservation Area in accordance with the guidelines to be included in the Implementation Manual. 4) Noise – Proposed Development adjacent to or within a Conservation Area that generates noise in excess of 75 dBA Leq hourly shall incorporate setbacks, berms, or walls, as appropriate, to minimize the effects of noise on the adjacent Conservation Area in accordance with the guidelines to be included in the Implementation Manual. 5) Invasives – Invasive, non-native plant species shall not be incorporated in the landscape for land uses adjacent to or within a Conservation Area. Landscape treatments within or adjacent to a Conservation Area shall incorporate native plant materials to the maximum extent Feasible; recommended native species are listed in Table 4-112 [of the CVMSHCP]. The plants listed in Table 4-113 [of the CVMSHCP] shall not be used within or adjacent to a Conservation Area. This list may be amended from time to time through a Minor Amendment with Wildlife Agency Concurrence. 6) Barriers – Land uses adjacent to or within a Conservation Area shall incorporate barriers in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in a Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls and/or signage. 7) Grading/Land Development – Manufactured slopes associated with site Development shall not extend into adjacent land in a Conservation Area.			
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<i>Cultural Resources</i> CUL-1 Should any cultural resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection shall be performed immediately by a qualified archaeologist. Responsibility for making this determination shall be with the District's onsite inspector. The archaeological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.	Any response to exposed resources shall occur during construction. Any reports documenting management and findings for accidentally exposed resources shall be completed within one year of the discovery.	A copy of the documentation of findings where applicable shall be retained in the project file. Verification of implementation shall be based on field inspections by District inspection personnel. Field notes documenting verification shall be retained in the project file.	
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<i>Geology and Soils</i> GEO-1 Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of stored backfill material. Where covering is not possible, measures such as the use of straw bales or sand bags shall be used to capture and hold eroded material on the project site for future cleanup such that erosion does not occur.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	A copy of the construction contract including this geology/soils mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by MSWD inspection personnel that verify the geology/soils measure has been implemented as required by this measure. Field notes documenting verification shall be retained in the project file.	
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<i>Geology and Soils</i> GEO-2 Excavated areas shall be backfilled and compacted such that erosion does not occur.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	A copy of the construction contract including this geology/soils mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by MSWD inspection personnel that verify the geology/soils measure has been implemented as required by this measure. Field notes documenting verification shall be retained in the project file.
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<i>Geology and Soils</i> GEO-3 All exposed, disturbed soil (trenches, stored backfill, etc.) will be sprayed with water or soil binders twice a day or more frequently if fugitive dust is observed migrating from the site within which the paved roadway is being installed.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	A copy of the construction contract including this geology/soils mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by MSWD inspection personnel that verify the geology/soils measure has been implemented as required by this measure. Field notes documenting verification shall be retained in the project file.
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Geology and Soils GEO-4 Based upon the geotechnical investigation (Appendices 5a and 5b of this document), all of the recommended design parameters identified in Appendices 5a and 5b shall be implemented by the Developer. Implementation of these specific measures will address all of the identified geotechnical constraints identified at project site, including seismic ground shaking.		This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.		A copy of the construction contract including this geology/soils mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by MSWD inspection personnel that verify the geology/soils measure has been implemented as required by this measure. Field notes documenting verification shall be retained in the project file.	
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<i>Geology and Soils</i> GEO-5 Should any paleontological resources be encountered during construction of the project, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection should be performed immediately by a qualified paleontologist. Responsibility for making this determination shall be with the MSWD’s onsite inspector. The paleontological professional shall assess the find, determine its significance, and determine appropriate management measures within the guidelines of the California Environmental Quality Act that shall be implemented to minimize any impacts to a paleontological resource.	Any response to exposed resources shall occur during construction. Any reports documenting management and findings for accidentally exposed resources shall be completed within one year of the discovery.		MSWD shall be notified within 24-hours of accidental exposure of any paleontological resources. A copy of initial findings shall be provided to the MSWD and retained in the project file. A copy of the final report shall be retained in the project file.
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<i>Hazards and Hazardous Materials</i> HAZ-1 All accidental spills or discharge of hazardous material during construction activities shall be reported to the Certified Unified Program Agency and shall be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately a licensed disposal or treatment facility. This measure shall be incorporated into the SWPPP prepared for the proposed project. Prior to accepting the site as remediated, the area contaminated shall be tested to verify that any residual concentrations meet the standard for future residential or public use of the site.	The provision of this measure shall be identified in the project Stormwater Pollution Prevention Plan (SWPPP) and implemented during construction.	A copy of the SWPPP shall be retained in the project file. Verification of implementation shall be based on field inspections by MSWD inspection personnel that verify the SWPPP BMPs have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.		
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<i>Hydrology and Water Quality</i> HYD-1 MSWD shall require that the construction contractor prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices (BMPs) that will prevent all construction pollutants from contacting stormwater and with the intent of keeping all products of erosion from moving offsite into receiving waters. The SWPPP shall include a Spill Prevention and Cleanup Plan that identifies the methods of containing, cleanup, transport and proper disposal of hazardous chemicals or materials released during construction activities that are compatible with applicable laws and regulations. BMPs to be implemented in the SWPPP may include but not be limited to: • The use of silt fences; • The use of temporary stormwater desilting or retention basins; • The use of water bars to reduce the velocity of stormwater runoff; • The use of wheel washers on construction equipment leaving the site; • The washing of silt from public roads at the access point to the site to prevent the tracking of silt and other pollutants from the site onto public roads; • The storage of excavated material shall be kept to the minimum necessary to efficiently perform the construction activities required. Excavated or stockpiled material shall not be stored in water courses or other areas subject to the flow of surface water; and • Where feasible, stockpiled material shall be covered with waterproof material during rain events to control erosion of soil from the	This measure shall be implemented during construction and shall be included in the construction contract as a contract specification.	A copy of the construction contract shall be retained in the project file. Verification of implementation shall be based on field inspections by the District. Field notes from inspections shall be retained in the project file.		

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<i>Hydrology and Water Quality</i> HYD-2 Prior to commencement of construction, the District shall be required to either: (1) Prepare a No Net Discharge Report demonstrating that within each facility surface runoff shall be collected and retained (for use onsite) or detained and percolated into the ground on the site such that site development results in no net increase in offsite stormwater flows. Detainment shall be achieved through Low Impact Development techniques whenever feasible, and shall include techniques that remove the majority of urban storm runoff pollutants, such as petroleum products and sediment. The purpose of this measure is to remove the onsite contribution to cumulative urban storm runoff and ensure the discharge from the sites is treated to reduce contributions of urban pollutants to downstream flows and to groundwater; or, where it is not feasible to eliminate stormwater flows off of a site or where otherwise appropriate, the implementing agency shall: (2) Prepare a grading and drainage plan that identifies anticipated changes in flow that would occur on site and minimizes any potential increases in discharge, erosion, or sedimentation potential in accordance with applicable regulations and requirements for the County of Riverside. In addition, all new drainage facilities shall be designed in accordance with standards and regulations. The plan shall identify and implement retention basins, BMPs, and other measures to ensure that potential increases in storm water flows and erosion would be minimized, in accordance with local requirements.	The No Net Discharge Report or Grading Plan and Drainage Plan shall be developed prior to construction, and the measures called for shall be implemented during construction and shall be included in the construction contract as a contract specification.		A copy of the No Net Discharge Report or Grading Plan and, Drainage Plan and construction contract shall be retained in the project file. Verification of implementation shall be based on field inspections by MSWD. Field notes from inspections shall be retained in the project file.
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<i>Noise</i> NOI-1 All construction vehicles and fixed or mobile equipment shall be equipped with operating and maintained mufflers.	This measure shall be implemented during construction and included in the contract with the construction contractor.		District personnel shall verify that construction activities comply with this requirement. The verification shall be retained in the project file.
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Noise NOI-2 All employees that will be exposed to noise levels greater than 75 dB over an 8-hour period shall be provided adequate hearing protection devices to ensure no hearing damage will result from construction activities.	This measure shall be implemented during construction and included in the contract with the construction contractor.	District personnel shall verify that construction activities comply with this requirement. The verification shall be retained in the project file.	
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Noise NOI-3 No construction activities shall occur during the hours of 5 PM through 7 AM, Monday through Saturday; at no time shall construction activities occur on Sundays or holidays, unless a declared emergency exists.	This measure shall be implemented during construction and included in the contract with the construction contractor.	District personnel shall verify that construction activities comply with this requirement. The verification shall be retained in the project file.	
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Noise NOI-4 Equipment not in use for five minutes shall be shut off.	This measure shall be implemented during construction and included in the contract with the construction contractor.	District personnel shall verify that construction activities comply with this requirement. The verification shall be retained in the project file.	
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Noise NOI-5 Equipment shall be maintained and operated such that loads are secured from rattling or banging.	This measure shall be implemented during construction and included in the contract with the construction contractor.	District personnel shall verify that construction activities comply with this requirement. The verification shall be retained in the project file.	
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<i>Noise</i> NOI-6 Construction employees shall be trained in the proper operation and use of equipment consistent with these mitigation measures, including no unnecessary revving of equipment.	This measure shall be implemented during construction and included in the contract with the construction contractor.	District personnel shall verify that construction activities comply with this requirement. The verification shall be retained in the project file.
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Mitigation Measure	Implementation Schedule	Verification
<i>Noise</i> NOI-7 MSWD will require that all construction equipment be operated with mandated noise control equipment (mufflers or silencers). Enforcement will be accomplished by random field inspections by MSWD.	This measure shall be implemented during construction and included in the contract with the construction contractor.	District personnel shall verify that construction activities comply with this requirement. The verification shall be retained in the project file.
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<i>Noise</i> NOI-8 Construction staging areas shall be located as far from adjacent sensitive receptor locations as possible.	This measure shall be implemented during construction and included in the contract with the construction contractor.	District personnel shall verify that construction activities comply with this requirement. The verification shall be retained in the project file.
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Transportation TRAN-1 The District shall require that contractors prepare a construction traffic control plan. Elements of the plan should include, but are not necessarily limited to, the following: • Develop circulation and detour plans, if necessary, to minimize impacts to local street circulation. Use haul routes minimizing truck traffic on local roadways to the extent possible. • To the extent feasible, and as needed to avoid adverse impacts on traffic flow, schedule truck trips outside of peak morning and evening commute hours. • Install traffic control devices as specified in Caltrans' Manual of Traffic Controls for Construction and Maintenance Work Zones where needed to maintain safe driving conditions. Use flaggers and/or signage to safely direct traffic through construction work zones. • For roadways requiring lane closures that would result in a single open lane, maintain alternate one-way traffic flow and utilize flagger-controls. • Coordinate with facility owners or administrators of sensitive land uses such as police and fire stations, hospitals, and schools. Provide advance notification to the facility owner or operator of the timing, location, and duration of construction activities.		The Construction Traffic Management Plan (CTMP) shall be compiled and approved prior to the initiation of construction. The provisions of the Construction Traffic Management Plan shall be implemented during construction.		Verification of implementation shall be based on field inspections by MSWD inspection personnel that verify adequate traffic management resources are being used by the contractor as required in this measure. Field notes documenting verification shall be retained in the project file.	
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Tribal Cultural Resources TCR-1 Prior to carrying out ground disturbing activities, the District shall enter into a Tribal Monitoring Services Agreement with the Agua Caliente Band of Cahuilla Indians for the project. The Tribal Monitor shall be onsite during all excavation and trenching activities. The Tribal Monitor shall have the authority to temporarily divert, redirect, or halt the excavation activities to allow identification, evaluation, and potential recovery of cultural resources.		The Tribal Monitoring Services Agreement shall be entered into prior to construction. Any response to exposed resources shall occur during construction. This measure shall be included in the construction contract. If a tribal cultural resources monitoring and treatment plan is ultimately required to be prepared, the plan shall be prepared during construction, prior to any further ground disturbance in the area that the resource is found. The monitor, as specified in this measure, shall be present during the remainder of construction following any resource discovery.		A copy of the Tribal Monitoring Services Agreement and Plan thereof shall be retained in the project file. Verification of implementation shall be based on field inspections by District inspection personnel that verify the cultural resources monitoring and treatment plan is being implemented by the contractor as required in this measure. Field notes documenting verification shall be retained in the project file.	
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