

# Caliterra Ranch Project Mitigation Monitoring and Reporting Program

– March 2025

The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid significant environmental impacts of a project. The Mitigation Monitoring Program ensures that mitigation measures imposed by the City are completed at the appropriate time in the development process.

The mitigation measures identified in the Addendum to the Jones Ranch Project IS/MND (SCH #2005082035) for the Caliterra Ranch Project are listed below along with the party responsible for implementation of the mitigation measure, the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign off that the mitigation measure has been implemented.

**MITIGATION MONITORING AND REPORTING PROGRAM  
CALITERRA RANCH PROJECT**

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I-1	Aesthetics	<i>I-1 In conjunction with the submitted improvement plans the developer shall submit a lighting plan specifically identifying the type and size of lighting fixtures, the types of lights, and the methods ensuring shielding of all excessive light and glare for the review and approval of the City Engineer.</i>	City Engineer	In conjunction with Improvement Plan submittal	
III-2	Air Quality	<i>III-2 In conjunction with the submittal of improvement plans, the developer shall submit plans which indicate sidewalks and pedestrian paths designed for the safety of pedestrians, pedestrian signalization and signage where appropriate, bike lanes, and bus turnouts should transit service become available in that area.</i>	City Engineer	In conjunction with Improvement Plan submittal	
III-3	Air Quality	<p><i>III-3 At the time of building permit submittal, the applicant shall provide measures to reduce emission caused by coated structures by using the following coatings:</i></p> <ul style="list-style-type: none"> <li><i>Architectural coatings used in the interior of the structures should have a VOC emissions rate of 0 grams per liter. Examples of non-VOC emitting architectural coatings are Benjamin Moore's Pristine EcoSpec system of coatings, and Sherwin Williams HealthSpec series of coatings. Other</i></li> </ul>	City Building Inspector	At the time of building permit submittal	

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CALITERRA RANCH PROJECT**

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		<p><i>brands of non-VOC emitting architectural coatings may be used.</i></p> <ul style="list-style-type: none"> <li><i>Architectural coatings used on the exterior of the structure should have a VOC emissions rate of 75 grams per liter or less. An example of low-VOC emitting exterior architectural coating is Sherwin Williams Tough One series of coatings. Other brands of low-VOC emitting architectural coatings may be used.</i></li> </ul>			
GHG-1	Greenhouse Gas Emissions	<p><i>GHG-1 Prior to approval of project Improvement Plans, proof of compliance with the following sustainability measure listed in the City CAP's Sustainability Checklist shall be submitted to the City of Wheatland Community Development Department for review and approval:</i></p> <ul style="list-style-type: none"> <li><i>At least 25 percent of all proposed roadways and intersections shall be designed with traffic calming and congestion management measures. Such measures could include, but shall not be limited to, the following:</i> <ul style="list-style-type: none"> <li><i>Raised median islands;</i></li> <li><i>Marked crosswalks;</i></li> <li><i>Count-down signal timers;</i></li> <li><i>Curb extensions;</i></li> </ul> </li> </ul>	City of Wheatland Community Development Department	Prior to approval of project Improvement Plans	

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		<ul style="list-style-type: none"> <li>○ Raised crosswalks;</li> <li>○ Raised intersections;</li> <li>○ Median islands;</li> <li>○ Chicanes/chokers;</li> <li>○ Rumble strips;</li> <li>○ Roundabouts or mini-circles;</li> <li>○ Speed tables;</li> <li>○ Tight corner radii;</li> <li>○ On-street parking; and</li> <li>○ Planter strips with street trees.</li> </ul>			
IV-4	Biological Resources	<p><u>Valley Elderberry Longhorn Beetle</u></p> <p><i>IV-4 Where feasible, the project proponent shall avoid removal of the shrubs and maintain a 50-foot buffer around each shrub prior to grading. If creating a 50-foot barrier is not feasible, the project proponent shall obtain the appropriate ESA “take permit” from the USFWS that may require the implementation of one of the following measures:</i></p> <ul style="list-style-type: none"> <li><i>a) Obtain credits from an approved mitigation bank; or</i></li> <li><i>b) Transplantation of affected shrubs and plantings of elderberry seedlings and native companion plants.</i></li> </ul> <p><i>Prior to submission of any improvement plans, the City Engineer shall ensure that the</i></p>	City Engineer	Prior to Improvement Plan submittal	

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CALITERRA RANCH PROJECT**

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		<i>implementation and continued effectiveness of the buffer is monitored.</i>			
IV-5	Biological Resources	<p><u>Vernal Pool Invertebrates</u></p> <p><i>IV-5 Where feasible, the project proponent shall avoid removal of the wetlands, vernal pool, and seasonal marsh on the site by establishing setbacks for the habitats subject to approval of the USFWS. If avoidance is not feasible, the project proponent shall obtain the appropriate ESA take permit from the USFWS that may include the following measures:</i></p> <p style="margin-left: 40px;"><i>a) Obtain credits from an approved mitigation bank; or</i></p> <p style="margin-left: 40px;"><i>b) Complete an onsite mitigation and monitoring plan that includes onsite creation and preservation of these features.</i></p>	City Engineer USFWS	Prior to approval of project Improvement Plans	
IV-6	Biological Resources	<p><u>Western Spadefoot Toad</u></p> <p><i>IV-6a Prior to issuance of a grading permit, focused surveys shall be conducted, per USFWS and CDFG guidelines, by a qualified biologist in areas of potential species habitat. Surveys for spadefoot toad shall be conducted in accordance with USFWS guidelines and should be conducted during the months of May through November.</i></p>	City of Wheatland Community Development Department	Prior to issuance of grading permit, May through November	

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CALITERRA RANCH PROJECT**

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		<p><i>IV-6b If western spadefoot toad is not found on the site, further mitigation shall not be required. If this species is positively identified during the focused survey, then a detailed mitigation plan shall be prepared, in consultation with the USFWS and CDFG, that includes measures to avoid or minimize adverse effects of development on these species and their associated habitat. The mitigation plan shall incorporate a monitoring plan for this species during the period of construction. Potential mitigation measures include working in the breeding habitat outside of the breeding season, replacement and/or restoration of disturbed habitat, and monitoring of the construction site to ensure that spadefoot are not present in the work area.</i></p>	<p>City of Wheatland Community Development Department</p> <p>USFWS</p> <p>CDFW</p>	Prior to issuance of a grading permit	
IV-7	Biological Resources	<p><u>Burrowing Owl</u></p> <p><i>IV-7a Prior to issuance of a grading permit, a qualified biologist shall conduct a pre-construction survey of all potential burrowing owl habitat within 250 feet of the project site and record the presence of individual burrowing owls, sign of burrowing owls, and all burrows that are in use by burrowing owl.</i></p> <p><i>IV-7b If the pre-construction survey does not find any burrowing owl activity, further mitigation shall</i></p>	<p>City of Wheatland Community Development Department</p> <p>City of Wheatland</p>	<p>Prior to issuance of a grading permit</p> <p>During construction, no</p>	

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		<p><i>not be required. The following additional mitigation measures shall be implemented if burrowing owls are nesting within 250 feet of the project site:</i></p> <p><i>a) Grading shall not be allowed during the nesting season (April – July), unless approved by the CDFG, within 250 feet of any nest burrow.</i></p> <p><i>b) Prior to grading within burrowing owl habitat unoccupied burrows shall be collapsed to prevent occupation by burrowing owls subsequent to pre-construction surveys.</i></p> <p><i>A monitoring report of all activities associated with surveys for and passive relocation of burrowing owls shall be submitted to the CDFG no later than two weeks after the completion of grading that occurs within 250 feet of occupied nesting burrows.</i></p>	<p>Community Development Department</p> <p>CDFW</p>	<p>later than two weeks after completion of grading within 250 feet of occupied nesting burrows</p>	
IV-8	Biological Resources	<p><u>Swainson's Hawk</u></p> <p><i>IV-8 The project proponent shall have a pre-construction nesting survey performed by a qualified biologist. The survey shall be conducted during Swainson's hawk nesting season (Late February – September). If any active Swainson's hawk nests are found,</i></p>	<p>City of Wheatland Community Development Department</p>	<p>Prior to construction activities, February through September</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM  
CALITERRA RANCH PROJECT**

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		<i>construction activities shall not occur within 500 feet of the nests until the young have fledged, as determined by a qualified biologist.</i>			
IV-9	Biological Resources	<p><u><i>Nesting Raptors</i></u>  <i>IV-9 If construction is proposed during breeding season (February – August), a focused survey for active migratory bird nests shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests on the site. If active nests are found, construction activities shall not take place within 500 feet of the nest until the young have fledged. Trees containing nests that must be removed as a result of project implementation shall be removed during the non-breeding season (September to January). If active nests are not found during the focused survey, further mitigation shall not be required.</i></p>	City of Wheatland Community Development Department	30 days prior to the beginning of construction activities	
IV-11	Biological Resources	<p><i>IV-11 Prior to the issuance of grading permits for the project site, the project proponent shall submit to the City of Wheatland Planning Department a tree mitigation and monitoring plan which shall replant trees on the project site or other locations as determined by city staff. Mitigation ratios for replacement shall occur at no less than one inch of tree preserved for every inch removed (1:1).</i></p>	City of Wheatland Community Development Department	Prior to issuance of grading permit	



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CALITERRA RANCH PROJECT**

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BIO-1	Biological Resources	<p><i>BIO-1 Within 30 days prior to the start of construction activities, a qualified biologist shall conduct a preconstruction survey for nesting tricolored blackbird on-site and within a 500-foot buffer around the project site. The results of the survey shall be submitted to the City of Wheatland Community Development Department. If active nesting colonies are not present, further measures are not necessary.</i></p> <p><i>If any active nesting colonies are observed, the nesting colony shall be designated a sensitive area and protected by an avoidance buffer of 500 feet, or as otherwise determined by the qualified biologist. The avoidance buffer shall be maintained until the qualified biologist has determined that the young have fledged and the colony is no longer active. Monitoring of active nesting colony shall be conducted by a qualified biologist during construction activities, and avoidance buffers may be adjusted if any agitated behavior by the nesting birds is observed.</i></p>	City of Wheatland Community Development Department	Within 30 days prior to the start of construction activities	
V-12	Cultural and Tribal Cultural Resources	<p><i>V-12 In the event that any historic surface or subsurface archaeological features or deposits, including locally darkened soil (midden), that could conceal cultural deposits, animal bone, shell, obsidian, mortars, or human remains, are</i></p>	City of Wheatland Community Development Department	Prior to the issuance of grading permits and during	

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CALITERRA RANCH PROJECT**

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		<i>uncovered during construction, work within 100 feet of the find shall cease, and the City of Wheatland and a qualified archaeologist shall be contacted to determine if the resource is significant and to determine appropriate mitigation. Any artifacts uncovered shall be recorded and removed to a location to be determined by the archaeologist.</i>		project construction	
VI-13	Geology and Soils	<i>VI-13 Prior to approval of improvement plans, the project proponent shall conduct a geotechnical study of the site's soil stability to accommodate streets, infrastructure lines, and house foundations. The recommendations from the geotechnical study shall be incorporated into the design of roadway and infrastructure improvements as well as foundation and building design.</i>	City Engineer	Prior to Improvement Plan approval	
VI-14	Geology and Soils	<i>VI-14 Prior to issuance of a grading permit, the project applicant shall submit, for the review and approval of the City Engineer, an erosion control plan which will utilize standard construction practices to limit the erosion effects during construction of the proposed project. Measures could include, but are not limited to:</i>  <ul style="list-style-type: none"> <li>• <i>Hydro-seeding;</i></li> </ul>	City Engineer	Prior to issuance of grading permit	

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CALITERRA RANCH PROJECT**

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		<ul style="list-style-type: none"> <li>• Placement of loose straw and/or straw bales within drainageways and ahead of drop inlets;</li> <li>• The temporary lining (during construction activities) of drop inlets with “filter fabric” (a specific type of geotextile fabric);</li> <li>• The placement of straw wattles along slope contours;</li> <li>• Directing subcontractors to a single designation “wash-out” location (as opposed to allowing them to washout wherever they feel like); and</li> <li>• The use of siltation fences.</li> </ul>			
VI-15	Geology and Soils	<i>VI-15 Implement Mitigation Measure VI-13.</i>	See Mitigation Measure VI-13	See Mitigation Measure VI-13	
VII-16	Hazards and Hazardous Materials	<i>VII-16 Prior to the issuance of a grading permit for any portion of the site, including preliminary grading and trenching for infrastructure, the applicant shall submit a detailed assessment of the project for the review and approval of the City Engineer. If contamination is identified, a remediation plan shall be submitted. All contaminants shall be removed to the satisfaction of the City of Wheatland and Yuba County Environmental Health Department.</i>	City Engineer  Yuba County Environmental Health Department	Prior to issuance of grading permit	

**MITIGATION MONITORING AND REPORTING PROGRAM  
CALITERRA RANCH PROJECT**

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VII-17	Hazards and Hazardous Materials	<i>VII-17 Prior to a grading permit, the applicant shall submit an environmental assessment, including testing of soil samples throughout the site, that assesses the potential for persistent pesticides or herbicides within the development area. If the assessment finds concentrations of a pesticide or herbicide that creates an unacceptable risk, prior to issuing a grading permit, the City of Wheatland shall require the applicant to remediate the pesticide or herbicide to the satisfaction of Yuba County Environmental Health Department.</i>	City Engineer  Yuba County Environmental Health Department	Prior to issuance of grading permit	
VII-18	Hazards and Hazardous Materials	<i>VII-18 Prior to issuance of a demolition permit by the city for any on-site structures, the project proponent shall provide a site assessment which determines whether any structures to be demolished contain asbestos and/or lead paint. If any structures contain asbestos, the application shall include an asbestos abatement plan consistent with local, state, and federal standards, subject to the City Engineer approval.</i>	City Engineer	Prior to issuance of demolition permit	
VII-19	Hazards and Hazardous Materials	<i>VII-19 Prior to the issuance of demolition permits for existing onsite structures, the project proponent shall provide a site assessment which determines whether any structures to be demolished contain lead-based paint. If such paint is found all loose and peeling paint shall</i>	City Engineer	Prior to issuance of demolition permit	

**MITIGATION MONITORING AND REPORTING PROGRAM  
CALITERRA RANCH PROJECT**

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		<i>be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with local, state, and federal regulations. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead. The contractor shall take appropriate precautions to protect his/her workers, the surrounding community, and to dispose of construction waste containing lead paint in accordance with local, state, and federal regulations subject to the City Engineer approval.</i>			
VIII-20	Hydrology and Water Quality	<i>VIII-20 Prior to final map approval, the applicant shall prepare a Storm Water Pollution Prevention Plan which specifies BMPs that may be implemented during site grading and construction, including straw hay bales, straw bale inlet filters, filter barriers, silt fences, and sedimentation basins, for the review and approval of the City Engineer.</i>	City Engineer	Prior to final map approval	
VIII-21	Hydrology and Water Quality	<i>VIII-21a All building pad elevations shall be at least one foot above the 100-year flood plain or overland drainage release path (100-year flood elevation), whichever is greater.</i>	City Engineer	Prior to final map approval	
		<i>VIII-21b Project improvements shall not result in an increase in floodwater surface elevations off the project site.</i>	City Engineer	Prior to final map approval	

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CALITERRA RANCH PROJECT**

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		<i>VIII-21c Floodplain boundaries shall be submitted as designated by the City to the Federal Emergency Management Agency (FEMA) for adoption for flood insurance purposes under the National Flood Insurance Program.</i>	City Engineer	Prior to final map approval	
VIII-22	Hydrology and Water Quality	<i>VIII-22 Prior to approval of improvement plans for the project site, a master drainage plan shall be prepared and provided to the City Engineer. This master plan shall include estimates of future flows and design of principal storm drains to serve the project area. In accordance with the City Ordinance, drainage facilities shall be designed to accommodate projected design flows with no obstruction.</i>	City Engineer	Prior to Improvement Plan approval	
IX-23	Land Use and Planning	<i>IX-23 The applicant/developer shall inform and notify prospective buyers in writing, prior to purchase, about existing and on-going agricultural activities in the immediate area in the form of a disclosure statement. The notifications shall disclose that Wheatland and Yuba County are agricultural areas and residents of the property may be subject to inconvenience or discomfort arising from the use of agricultural chemicals, and from pursuit of agricultural operations, including, but not limited to cultivation, irrigation, plowing, spraying, aerial application, pruning,</i>	City Engineer	Prior to recording final maps	

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CALITERRA RANCH PROJECT**

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		<p><i>harvesting, crop protection, and agricultural burning which occasionally generate dust, smoke, noise, and odor. The language and format of such notification shall be reviewed and approved by the City Engineer prior to recording final maps. Each disclosure statement shall be acknowledged with the signature of each prospective property owner.</i></p> <p><i>It should be noted that a disclosure statement is but one means of protecting the adjacent agricultural operations. Other measures also exist such as requiring a minimum buffer distance between agricultural and urban uses.</i></p>			
XI-24	Noise	<p><i>XI-24 Prior to the approval of improvement plans, the developer shall include on the plans and specifications that the second floor windows of residences constructed along the boundary of the project that have a view of Wheatland Road or Wheatland Park Drive shall have a minimum STC rating of 32. In addition, air conditioning shall be included in all residences to allow occupants to close doors and windows as desired for acoustical insulation.</i></p>	City Engineer	Prior to Improvement Plan approval	
XI-25	Noise	<p><i>XI-25 The project applicant shall place a note on the improvement plans and within construction contracts which requires the following:</i></p>	City Engineer	Prior to issuance of grading permit	

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CALITERRA RANCH PROJECT**

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		<ul style="list-style-type: none"> <li>• Construction activities shall be scheduled to occur during normal day-time working hours.</li> <li>• All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturers installed mufflers.</li> <li>• Equipment warm up areas, water tanks, and equipment storage areas shall be located in an area as far away from existing residences as is feasible.</li> </ul> <p><i>The note shall be reviewed and approved by the City Engineer prior to the issuance of grading permits.</i></p>			
XIII-26	Public Services	<i>XIII-26 Prior to the issuance of any building permits, the project proponent shall pay the applicable police and fire development fees in accordance with AB1600 and local policies.</i>	City of Wheatland Community Development Department	Prior to issuance of building permits	
XIII-27	Public Services	<i>XIII-27 Prior to issuance of any building permits, the project proponent shall pay the applicable fees to the Wheatland School District and the Wheatland Union High School District.</i>	City of Wheatland Community Development Department	Prior to issuance of building permits	
TRANS-1	Transportation	<i>TRANS-1 Prior to occupancy of the proposed project, the project applicant shall implement signal timing adjustments to the SR 65/1<sup>st</sup> Street and SR</i>	City of Wheatland Community	Prior to occupancy of the proposed project	



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CALITERRA RANCH PROJECT**

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		<i>65/Main Street intersections. Proof of compliance shall be submitted to the City of Wheatland for approval.</i>	Development Department		
XVI-30	Utilities and Service Systems	<i>XVI-30 Prior to the approval of improvement plans, the developer shall prepare a sewer capacity analysis for the review and approval of the City Engineer identifying that adequate conveyance capacity either exists or can be built, and will be funded by the applicant/developer.</i>	City Engineer	Prior to Improvement Plan approval	