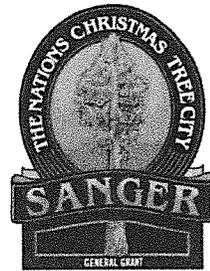




**Mitigation Monitoring and Reporting Program
for the
Indianola Subdivision Project
Initial Study/Mitigated Negative Declaration
City of Sanger, Fresno County, California**

Prepared for:



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Table 1: Indianola Subdivision Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>4. Biological Resources</p> <p>MM BIO-1: Pre-Construction Nesting Bird Surveys</p> <p>1. To prevent impacts to Migratory Bird Treaty Act-protected birds and their nests, removal of trees will be limited to only those necessary to construct the project.</p> <p>2. For trees that must be removed to construct the project, the applicant will target the removal of trees to occur outside the nesting season between September 1st and February 28th. If trees cannot be removed outside the nesting season, pre-construction surveys will be conducted prior to tree removal to verify the absence of active raptor nests within 250 feet (76 meters) of construction activities.</p> <p>3. If construction or tree removal is proposed during the breeding/nesting season for local avian species (typically March 1st through August 31st), a focused survey for active nests of raptors and migratory birds within and in the vicinity of (no less than 250 feet [76 meters] outside the project boundaries, where possible) the project site shall be conducted by a qualified biologist. Two surveys will be conducted, at least 1 week apart, with the second survey occurring no more than 2 days prior to tree removal. If no active nests are found, tree removal or construction activities may proceed.</p> <p>If an active nest is located during pre-construction surveys, United States Fish and Wildlife Service and/or California Department of Fish and Wildlife (as appropriate) shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or the biologist deems disturbance potential to be minimal.</p>	<p>Identification of tree removal timing; survey results; onsite inspection</p>	<p>Prior to construction</p>	<p>City of Sanger</p>		

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<p>Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 100 feet [30 meters] around an active raptor nest and a 50-foot [15-meter] radius around an active migratory bird nest) or alteration of the construction schedule.</p> <p>No action is necessary if no active nests are found or if construction will occur during the non-breeding season (generally September 1st through February 28th).</p>					
<p>MM BIO-2: Pre-Construction Burrowing Owl Survey The biologist shall perform burrowing owl surveys in order to determine burrow locations within 30 days prior to construction activities using California Department of Fish and Wildlife (CDFW) guidelines. If construction is delayed or suspended for more than 30 days after the survey, the area shall be re-surveyed. Surveys for occupied burrows shall be completed within all construction areas and within 250 feet from the proposed project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photograph. At least 15 days prior to the expected start of any project-related ground disturbance activities, or restart of activities, the applicant shall provide a burrowing owl survey report and mapping to the CDFW. Based on the burrowing owl survey results, the following actions shall be taken by the applicant to offset impacts during construction (as outlined in CDFW guidance):</p> <ol style="list-style-type: none"> 1. During the non-breeding season (September 1 through January 31), no disturbance should occur within approximately 160-foot radius of an occupied burrow. During the nesting season (February 1 through August 31), occupied burrows should not be disturbed within a 300- 	<p>Review of survey results; periodic onsite inspection/monitoring</p>	<p>Prior to construction</p>	<p>City of Sanger</p>		

Table 1 (cont.): Indianola Subdivision Project Mitigation Monitoring and Reporting Program

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<p>foot radius unless a qualified biologist approved by the CDFW verifies through non-invasive methods either (1) that the birds have not begun egg-laying and incubation, or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.</p> <p>2. If owls must be moved away from the disturbance area, passive relocation techniques (as outlined by the CDFW [i.e., use of one-way doors]) should be used rather than trapping. At least one or more weeks will be necessary to accomplish this and to allow the owls to acclimate to alternate burrows.</p> <p>3. If unpaired owls or paired owls are present in or within 300 feet of areas scheduled for disturbance or degradation (e.g., grading) and nesting is not occurring, owls are to be removed in accordance with CDFW-approved passive relocation protocols. Passive relocation requires the use of one-way exclusion doors, which must remain in place at least 48 hours prior to site disturbance to insure owls have left the burrow prior to construction. An exclusion plan would be required and approval of the plan by CDFW would be necessary.</p> <p>4. If paired owls are nesting in areas scheduled for disturbance or degradation, nest(s) shall be avoided from February 1st through August 31st by a minimum of a 300-foot buffer or until fledging has occurred. Following fledging, owls may be passively relocated.</p> <p>If no burrowing owls are detected during the pre-construction survey, no further action is necessary.</p>					

Table 1 (cont.): Indianola Subdivision Project Mitigation Monitoring and Reporting Program

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<p>5. Cultural Resources</p> <p>MM CUL-1: In the event that archaeological or paleontological resources are discovered during construction, operations shall stop within 50 feet of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resources, including but not limited to, excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths. Any previously undiscovered resources found during construction within the project area shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms, and evaluated for significance in terms of CEQA criteria.</p> <p>If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the archaeologist and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in greenspace, parks, or open space, or data recovery excavations.</p> <p>No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be curated at a qualified scientific</p>	<p>Onsite inspection; identification of historic resource; survey results; provision of Section 15064.5 permit(s); copy of DPR 523 forms</p>	<p>Prior to construction or in the event resources are found</p>	<p>City of Sanger</p>		

Table 1 (cont.): Indianola Subdivision Project Mitigation Monitoring and Reporting Program

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<p>institution approved by the Lead Agency, where they would be afforded long-term preservation to allow future scientific study.</p> <p>MM CUL-2: In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code § 5097.94 and § 5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> 1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" (MLD) of the deceased Native American. The MLD shall make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98. 2. Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the project site in a location not subject to further subsurface disturbance: 	<p>Review of NAHC correspondence; onsite inspection/monitoring</p>	<p>In the event human remains are found</p>	<p>City of Sanger</p>		

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<ul style="list-style-type: none"> The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission. The MLD identified fails to make a recommendation. The landowner or his authorized representative rejects the recommendation of the MLD, and mediation by the NAHC fails to provide measures acceptable to the landowner. 					
<p>8. Hazards and Hazardous Materials</p> <p>MM HAZ-1: Prior to project approval, the project applicant shall consult with and submit site plans for review to the Sanger Fire Department. The applicant shall incorporate recommendations made by the Sanger Fire Department into the final site plans as necessary to ensure sufficient emergency access within the project site.</p>	Review of site plans; incorporation of recommendations into final site plan	Prior to project approval	City of Sanger		
<p>12. Noise</p> <p>MM NOI-1: The project contractor shall do the following:</p> <ul style="list-style-type: none"> Ensure that all construction equipment have appropriate sound muffling devices, which are properly maintained and used at all times such equipment is in operation. Place all stationary construction equipment so that, to the maximum extent feasible, emitted noise is directed away from the closest off-site sensitive receptors. Locate on-site equipment staging areas to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during construction. Limit all noise producing construction activities, including warming-up or servicing equipment and any preparation 	Record in contract specifications; periodic onsite inspection/monitoring	Prior to and during construction	City of Sanger		

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<p>for construction, to the hours from 6:00 a.m. to 10:00 p.m., Monday through Saturday, and to the hours from 8:00 a.m. to 10:00 p.m. on Sundays.</p> <p>MM NOI-2: A minimum 6-foot-high soundwall shall be constructed along the southern property line of all proposed residential lots whose rear property lines adjoin North Avenue. This soundwall shall wrap around the western and eastern end properties to block the line of sight from the associated outdoor active use areas (i.e., the backyards) of these residential properties to North Avenue.</p>	Record in contract specifications; periodic onsite inspection/monitoring	During construction	City of Sanger		
16. Transportation/Traffic					
<p>MM TRANS-1: The project applicant shall lengthen the left-turn lane on the northbound approach of the Jensen and McCall Avenues intersection to provide a storage capacity of at least 215 feet.</p>	Identification of traffic plans; onsite monitoring	During construction	City of Sanger		
<p>MM TRANS-2: The County of Fresno shall optimize the traffic signal timing at the intersection of Jensen Avenue/McCall Avenues after construction of the pending projects and the proposed project. In addition, the project applicant shall lengthen the left-turn lane on the northbound approach of the Jensen Avenue/McCall Avenue intersection to provide a storage capacity of at least 260 feet.</p>	Identification of traffic plans; onsite monitoring	After construction of the pending projects and the proposed project	City of Sanger		
<p>MM TRANS-3: The project applicant shall modify the westbound approach at the intersection of North and McCall Avenues to provide a dedicated right-turn lane.</p>	Identification of traffic plans; onsite monitoring	During construction	City of Sanger		

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<p>MM TRANS-4: The project applicant shall pay to the County of Fresno an equitable share for the following improvements:</p> <ul style="list-style-type: none"> The intersection of Jensen and McCall Avenues shall be widened in accordance with County of Fresno standards, while maintaining eight-phase traffic signal phasing, to the following lane configurations: <ul style="list-style-type: none"> - Eastbound: one left-turn lane, two through lanes, and one right-turn lane - Westbound: one left-turn lane, two through lanes, and one right-turn lane - Northbound: two left-turn lanes, two through lanes, and one right-turn lane - Southbound: one left-turn lane, two through lanes, and one right-turn lane 	Payment for improvements	After project approval, prior to construction	City of Sanger		
<p>MM TRANS-5: The project applicant shall pay to the City of Sanger an equitable share for the following improvements:</p> <ul style="list-style-type: none"> The southbound approach to the intersection of 9th Street and Bethel Avenue shall be modified to provide a southbound right-turn lane. In addition, the westbound left-turn lane and the southbound left-turn lane shall be lengthened to accommodate the calculated 95th-percentile queues. 	Payment for improvements	After project approval, prior to construction	City of Sanger		
<p>MM TRANS-6: The project applicant shall pay to the County of Fresno an equitable share for improvements at the intersection of Annadale and McCall Avenues to provide separate left-turn and right-turn lanes, and the southbound approach should be modified to provide a dedicated left-turn lane while maintaining the existing one-way stop configuration.</p>	Payment for improvements	After project approval, prior to construction	City of Sanger		

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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>MM TRANS-7: The project applicant shall pay to the County of Fresno an equitable share for improvements at the intersection of Annadale and Del Rey Avenues to install all-way stop control and modify the westbound approach to provide a dedicated right-turn lane.</p>	Payment for improvements	After project approval, prior to construction	City of Sanger		
<p>MM TRANS-8: The project applicant shall pay to the County of Fresno and City of Sanger, as applicable, an equitable share for improvements at the intersection Annadale and Indianola Avenues to install all-way stop control.</p>	Payment for improvements	After project approval, prior to construction	City of Sanger		
<p>MM TRANS-9: The project applicant shall pay to the County of Fresno an equitable share for the following improvements:</p> <ul style="list-style-type: none"> The intersection of North and McCall Avenues shall be signalized in accordance with County of Fresno standards with protected left-turn phasing and the following lane configurations: <ul style="list-style-type: none"> Eastbound: one left-turn lane and one through lane with a shared right turn Westbound: one left-turn lane, one through lane, and one right-turn lane Northbound: one left-turn lane and one through lane with a shared right turn Southbound: one left-turn lane and one through lane with a shared right turn 	Payment for improvements	After project approval, prior to construction	City of Sanger		
<p>MM TRANS-10: The project applicant shall pay to the County of Fresno an equitable share for the installation of all-way stop control at the intersection of North and Del Rey Avenues.</p>	Payment for improvements	After project approval, prior to construction	City of Sanger		

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<p>MM TRANS-11: The project applicant shall pay to the County of Fresno an equitable share for the following improvements:</p> <ul style="list-style-type: none"> The southbound approach to the intersection of Central and Bethel Avenues shall be modified to provide a dedicated left-turn lane while maintaining the existing all-way stop configuration. 	Payment for improvements	After project approval, prior to construction	City of Sanger		
<p>MM TRANS-12: The project applicant shall pay to the County of Fresno an equitable share for the following improvements:</p> <ul style="list-style-type: none"> McCall Avenue between North and Annadale Avenues shall be widened to four lanes by the year 2035. 	Payment for improvements	After project approval, prior to construction	City of Sanger		
<p>MM TRANS-13: The project applicant shall pay to the County of Fresno an equitable share for the following improvements:</p> <ul style="list-style-type: none"> McCall Avenue between Annadale and Jensen Avenues shall be widened to four lanes by the year 2035. 	Payment for improvements	After project approval, prior to construction	City of Sanger		
<p>MM TRANS-14: The project applicant shall pay to the County of Fresno an equitable share for the following improvements:</p> <ul style="list-style-type: none"> The westbound side of Jensen Avenue between Leonard and DeWolf Avenues shall be widened to six lanes by the year 2035. 	Payment for improvements	After project approval, prior to construction	City of Sanger		
<p>MM TRANS-15: The project applicant shall pay to the County of Fresno an equitable share for the following improvements:</p> <ul style="list-style-type: none"> The westbound side of Jensen Avenue between DeWolf and Temperance Avenues shall be widened to six lanes by the year 2035. 	Payment for improvements	After project approval, prior to construction	City of Sanger		