

FSEIR MMRP for the Tioga Community Housing Project

TABLE 6-1. TIOGA COMMUNITY HOUSING PROJECT MITIGATION MONITORING AND REPORTING PROGRAM		
MITIGATION MEASURES		VERIFICATION TIMING AND RESPONSIBILITY
GEOLOGY AND SOILS		
GEO 5.1(a-1)	Soils: Site specific soils reports with appropriate recommendations for proposed improvements shall be made at the time that improvements are being designed.	Prior to issuance of Grading and/or Building Permits by Mono County
GEO 5.1(a-2)	Debris Flows: Debris flow mitigation (including debris/desilting/retention basins and/or rip rap or other mitigative measures) shall be used in any canyon or gully areas where structures would be located.	To be included as a condition of approval in the Grading and/or Building Permits issued by Mono County.
GEO 5.1(a-3)	Seismicity: Due to the project location in a zone of known active faulting, further geotechnical investigations shall be undertaken if soil removal and/or grading expose fault traces. This possibility shall be considered throughout the initial construction planning and earthwork phases.	To be included as a condition of approval in the Grading and/or Building Permits issued by Mono County.
GEO 5.1(b)	Low Impact Development: The Low Impact Development Best Stormwater Management Practices Program (LID BMPP) outlined in Mitigation HYDRO 5,2(a-6) shall be implemented through the life of the Tioga Specific Plan.	To be included as a condition of approval in the Grading and/or Building Permits issued by Mono County.
GEO 5.1(c)	Supplemental Geotechnical Studies: Additional geotechnical studies shall be prepared, prior to Grading and/or Building Permits approval, to examine subsurface soil and groundwater conditions on all project areas that were not analyzed as part of the 1993 Final EIR. Areas to be studied shall at a minimum include land underlying the workforce housing project, the propane tank storage area, the proposed site of the new water storage tank, and all areas that would be newly impacted by the proposed septic and wastewater treatment system modifications.	To be included as a condition of approval in the Grading and/or Building Permits issued by Mono County.
HYDROLOGY AND WATER QUALITY		
HYDRO 5.2(a-1)	Slope Restoration and Monitoring: The Shrubland Revegetation Plan requirements outlined in Mitigation BIO 5.3(a-1) shall be included as a condition of approval in the building permit issued by Mono County. Purposes of the revegetation plan are to control erosion, reduce offsite runoff flow, control weeds, sequester carbon, enhance aesthetic values and to provide forage and shelter for wildlife.	To be included as a condition of approval in the building permit issued by Mono County. County to oversee monitoring results, and plan changes if and as needed.
HYDRO 5.2(a-2)	Buffer Zone and Exclusion Fencing: Buffer areas shall be identified and exclusion fencing shall be installed to protect surface water resources outside of the project area, and to prevent unauthorized vehicles or equipment from entering or otherwise disturbing surface waters outside the project area. Construction equipment shall be required to use existing roadways to the extent possible.	To be included as a condition of approval in the Grading and/or Building Permits issued by Mono County.

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HYDRO 5.2(a-3)	Minimal Vegetation Clearing: Vegetation clearing shall be kept to a minimum. Where feasible, existing vegetation shall be mowed so that after construction, the vegetation can reestablish more quickly and thereby help mitigate the potential for storm water impacts.	To be included as a condition of approval in the Grading and/or Building Permits issued by Mono County.												
HYDRO 5.2(a-4)	Spill Prevention and Response: The Spill and Leak Best Management Practices Program outlined in Mitigation HYDRO 5.2(a-7) shall be implemented through the life of the Tioga Specific Plan. The purpose of Spill and Leak Mitigation HYDRO 5.2(a-7) is to prevent hazardous materials spills and to minimize the discharge of pollutants from unplanned releases, through appropriate recognition and response procedures.	Plan to be filed with and approved by Lee Vining FPD and CalFire prior to Building and/or Grading permit issuance for new gas pumps and propane tanks.												
HYDRO 5.2(a-5)	Onsite Storm Flow Retention: A comprehensive drainage study shall be developed which includes all phases of the project and implements the Low Impact Development Standards outlined in GEO 5.2(b). The project shall incorporate features to remove sediment from stormwater before it is discharged from the site. The project shall retain runoff from new impervious surfaces, and surfaces disturbed during construction. Retention shall be achieved by directing runoff to drywells or landscaped areas that provide infiltration. Sediment removal and retention systems shall be designed to accommodate all runoff resulting from a 20-year storm event of 1-hour duration. It must be demonstrated that the stormwater system is designed in such a way that when the retention capacity is exceeded, runoff leaves the site in keeping with pre-project drainage patterns, and will not cause the design capacities of any downstream drainage facilities to be exceeded.	To be included as a condition of approval in the Grading and/or Building Permits issued by Mono County.												
HYDRO 5.2(a-6)	<p>Stormwater BMPs: In compliance with Mono County General Plan Appendix §25.010, the Low Impact Development Best Stormwater Management Practices Program (LID BMPP) provided herein shall be implemented throughout the life of the Tioga Specific Plan. Purposes of LID implementation are to keep polluted runoff water out of the rivers and lakes, use the chemical properties of soil and plants to remove pollutants from water, design subdivisions to clean their own stormwater rather than dumping it into streams or lakes, and preserve the natural water flow of the site beyond required codes and 'business-as-usual'. The measures to be implemented</p> <table border="1"> <thead> <tr> <th colspan="2">Low Impact Development Features of the Tioga Community Housing Project</th> </tr> </thead> <tbody> <tr> <td>NATURAL DRAINAGE CONTROLS</td> <td>Onsite flows will be carried in drainage conveyance facilities located along slopes and collection elements will be sited in natural depressions.</td> </tr> <tr> <td>RUNOFF COLLECTION AND TREATMENT</td> <td>Stormwater runoff will be collected into the new stormwater retention system, which is sized to accommodate a conservative infiltration rate of 5 minutes per inch. Treatment will be provided by bioswales located in the landscaped areas of the parking lot. Additional treatment facilities may be provided including placement of oil removal inserts in the inlets, or a separate oil treatment unit.</td> </tr> <tr> <td>ONSITE FLOW RETENTION</td> <td>Runoff and excess water will be maintained onsite up to the required 20-year storm design standard.</td> </tr> <tr> <td>INFILTRATION</td> <td>Use of rock swales & collection features to enhance filtration of pollutants.</td> </tr> <tr> <td>RUNOFF SEPARATION</td> <td>Channels and/or swales will be used to create a separate between roads and pedestrian paths.</td> </tr> </tbody> </table>	Low Impact Development Features of the Tioga Community Housing Project		NATURAL DRAINAGE CONTROLS	Onsite flows will be carried in drainage conveyance facilities located along slopes and collection elements will be sited in natural depressions.	RUNOFF COLLECTION AND TREATMENT	Stormwater runoff will be collected into the new stormwater retention system, which is sized to accommodate a conservative infiltration rate of 5 minutes per inch. Treatment will be provided by bioswales located in the landscaped areas of the parking lot. Additional treatment facilities may be provided including placement of oil removal inserts in the inlets, or a separate oil treatment unit.	ONSITE FLOW RETENTION	Runoff and excess water will be maintained onsite up to the required 20-year storm design standard.	INFILTRATION	Use of rock swales & collection features to enhance filtration of pollutants.	RUNOFF SEPARATION	Channels and/or swales will be used to create a separate between roads and pedestrian paths.	To be included as a condition of approval in the Grading and/or Building Permits. Mono County Health Department to oversee BMP implementation.
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HYDRO 5.2(a-7)	<p>Spill and Leak BMP Plan: The Spill and Leak BMP Plan below shall be incorporated into and approved as part of the Board Order for the package wastewater treatment plant (WWTP). The plan shall comply with all applicable requirements of the Lahontan Regional Water Quality Control Board, as stipulated in the Board Order, to ensure that onsite facilities have containment and other controls in place to prevent oil from reaching navigable waters and adjoining shorelines, and to contain and treat oil discharges onsite should a spill occur.</p> <p>Spill and Leak Best Management Practices of the Tioga Community Housing Project</p> <table border="1"> <tr> <td rowspan="4">SPILLS</td> <td>Ground surfaces at the gas station and housing area shall be regularly maintained in a clean and dry condition, including snow removal during winter months.</td> </tr> <tr> <td>Drip pans & funnels shall at all times be readily available to gas station customers & staff for use when draining or pouring fluids.</td> </tr> <tr> <td>At least 2 spill containment and cleaning kits shall at all times be readily available and properly labeled, with instructions, at all times for use by gas station customers and staff</td> </tr> <tr> <td>Kitty litter, sawdust or other absorbent material shall at all times be readily available to gas station staff & customers, with instructions that the absorbent material is to be poured onto spill areas, and then placed in covered waste containers for disposal. Wash down of spills shall be strictly prohibited.</td> </tr> <tr> <td rowspan="2">LEAK CONTROLS</td> <td>Drip pans & funnels shall at all times be accessible and readily available for use with stored vehicles.</td> </tr> <tr> <td>Drip pans shall be placed under the spouts of liquid storage containers.</td> </tr> <tr> <td rowspan="2">TRAINING</td> <td>All gas station employees, as well as the housing manager, shall be trained on spill & leak prevention practices annually.</td> </tr> <tr> <td>Signage shall be posted on the gas station service islands requesting that customers properly use, recycle and dispose of materials.</td> </tr> <tr> <td rowspan="2">FUELING</td> <td>Wash down of paved surfaces at the gas station and housing area shall be prohibited in any areas that flow into storm drains.</td> </tr> <tr> <td>Signs shall at all times be posted advising gas station customers not to overfill or top-off gas tanks, and all gas pumps shall be outfitted with automatic shutoff fuel dispensing nozzles.</td> </tr> </table>	SPILLS	Ground surfaces at the gas station and housing area shall be regularly maintained in a clean and dry condition, including snow removal during winter months.	Drip pans & funnels shall at all times be readily available to gas station customers & staff for use when draining or pouring fluids.	At least 2 spill containment and cleaning kits shall at all times be readily available and properly labeled, with instructions, at all times for use by gas station customers and staff	Kitty litter, sawdust or other absorbent material shall at all times be readily available to gas station staff & customers, with instructions that the absorbent material is to be poured onto spill areas, and then placed in covered waste containers for disposal. Wash down of spills shall be strictly prohibited.	LEAK CONTROLS	Drip pans & funnels shall at all times be accessible and readily available for use with stored vehicles.	Drip pans shall be placed under the spouts of liquid storage containers.	TRAINING	All gas station employees, as well as the housing manager, shall be trained on spill & leak prevention practices annually.	Signage shall be posted on the gas station service islands requesting that customers properly use, recycle and dispose of materials.	FUELING	Wash down of paved surfaces at the gas station and housing area shall be prohibited in any areas that flow into storm drains.	Signs shall at all times be posted advising gas station customers not to overfill or top-off gas tanks, and all gas pumps shall be outfitted with automatic shutoff fuel dispensing nozzles.	To be included as a condition of approval in the LRWQCB Board Order for the WWTP, and in Grading and/or Building Permits issued by Mono County. Mono County Health Department and LRWQCB to oversee BMP compliance.
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	<p>Fuel-dispensing areas shall be swept daily or more often to remove litter and debris, with proper disposal of swept materials.</p> <p>Rags and absorbents shall at all times be readily available for use by gas station staff & customers in case of leaks and spills.</p> <p>Outdoor waste receptacles and air/water supply areas shall be checked by gas station employees on a daily basis to ensure that receptacles are watertight and lids are closed.</p>	
	<p>WASTE TREATMENT PLANT</p> <p>WWTP BMPs shall at a minimum include (a) work areas, walkways and stairwells shall be maintained clear of loose materials and trash. (b) Spills such as grease, oil or chemicals shall be cleaned up immediately, (c) Combustible trash (such as paper, wood and oily rags) shall not be allowed to accumulate, (d) All chemicals and combustible liquids shall be stored in approved containers and away from sources of ignition and other combustible materials, (e) Oily rags shall be placed in metal containers with lids, (f) Adequate clearances shall be maintained around electrical panels, and extension cords shall be maintained in good conditions. Remote security scans shall be conducted on a daily basis, with weekly walk-through inspections, bi-annual site reviews, annual BMP plan oversight inspections, and reevaluation of the WWTP BMP plan no less than once every 5 years.</p>	
	<p>WASHING</p> <p>No vehicle washing shall be permitted at the gas station or housing area unless a properly designed wash area is provided & designated on the project site.</p> <p>If a wash area is provided on the project site, it shall be located near a clarifier or floor sump, properly designed, paved and well-marked. Gas station employees (as well as the housing manager, if relevant) shall be trained in use and maintenance of the designated wash area. Washwaters shall be contained, cleaned and recycled.</p> <p>Detergents sold & used at the gas station shall be biodegradable and free of phosphates.</p>	
HYDRO 5.2(b-1)	<p>Wastewater Treatment: Upon installation of the new wastewater treatment system the existing septic tank will be properly decommissioned, and the existing leachfield will be used only for disposal of treated effluent during the winter months when effluent flows are at a minimum and the subsurface irrigation system is suspended due to freezing conditions. Leach field size will be determined by LRWQCB requirements, based on the application rate for the treated wastewater effluent.</p>	<p>To be included as a condition of approval in the Grading and/or Building Permits. Mono County Health Dept. to oversee septic tank decommissioning; LRWQCB to oversee leachfield sizing.</p>
HYDRO 5.2(b-2)	<p>Leachfield Percolation Standards: Percolation rates for the new leachfield shall be determined in accordance with procedures prescribed by LRWQCB. Where the percolation rates are faster than 5 MPI, the minimum distance to anticipated high groundwater shall be no less than 40 feet, based on information provided by the well logs drilled within 600 feet of the anticipated disposal location. Note that the criteria for achieving a minimum 40' distance to groundwater with percolation rates faster than 5 MP was developed for effluent from septic systems, whereas project effluent from the wastewater treatment plant will be secondary treated and denitrified. Thus the required depth to groundwater may be modified during the LRWQCB permitting process.</p>	<p>To be included as a condition of approval in the Grading and/or Building Permits. LRWQCB to oversee leachfield location based on percolation rates.</p>

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HYDRO 5.2(b-3)	Effluent Treatment Standards: The package plant shall be designed to produce a treated secondary denitrified effluent achieving a total nitrogen concentration of 10 mg/L. The treatment plant's performance goals for BOD, TSS, T-N, coliform, etc. shall meet the US EPA secondary treatment standards.	To be included as a condition of approval in the Grading and/or Building Permits. LRWQCB to verify compliance.
HYDRO 5.2(b-4)	Title 22 Compliance: Operation of the proposed subsurface drip irrigation system will require either an approved Title 22 engineering report from Division of Drinking Water (DDW), or a letter from DDW stating that the project does not need to satisfy Title 22 criteria; the alternative leach field location shown on the Tioga Workforce Housing Concept Plan shall replace the proposed leachfield location if required for Title 22 Compliance.	To be included as a condition of approval in the Grading and/or Building Permits. DDW to determine whether Title 22 applies.
HYDRO 5.2(b-5)	Groundwater Quality Monitoring: At a minimum, the project will provide 1 upgradient and 2 downgradient monitoring wells, in locations and at depths to be established by the Lahontan Board during the Wastewater Treatment Plant permit approval process. Monitoring well locations and depths of well construction will be as proposed by a licensed hydrogeologist as part of a Work Plan for permitting of the WWTP, as reviewed and accepted by the Board.	To be included as a condition of approval in the Grading and/or Building Permits. LRWQCB to oversee implementation.
HYDRO 5.2(b-6)	Nitrogen Removal: In the event that data from the groundwater monitoring wells show a sustained increase in groundwater salinity levels, nitrogen removal systems will be added to the package wastewater treatment system as needed to maintain baseline salinity levels in the underlying groundwater aquifer.	To be included as a condition of approval in the Grading and/or Building Permits. LRWQCB to oversee implementation.
HYDRO 5.2(c-1)	Groundwater Level Monitoring: The applicant shall provide Mono County Public Health Department with monthly measurements and recordings of static water levels, airlift pumping water levels, pumping rates and pumped volumes for the onsite wells. The monthly measurements shall be provided to the County for at least the first year to establish a baseline; monitoring shall continue on at least a quarterly basis thereafter.	To be included as a condition of approval in the Grading and/or Building Permits. Mono County Health Dept. to oversee monitoring results, and plan changes if and as needed.
BIOLOGICAL RESOURCES		
BIO 5.3(a-1)	Shrubland Revegetation: Proponent shall prepare a Revegetation Plan for the purpose of returning all areas that are temporarily disturbed by the project to a condition of predominantly native vegetation. Mono County will review this plan for approval within 60 days of the start of project construction. The revegetation plan will, at a minimum, include locally derived seed or plants from the following list of species, in order to emulate remaining Great Basin Mixed Scrub on-site: Jeffrey pine, single-leaf pinyon, antelope bitterbrush, big sagebrush, mountain mahogany, desert peach, wild buckwheat (<i>Eriogonum microthecum</i> , <i>E. fasciculatum</i> , or <i>E. umbellatum</i>), yellow rabbitbrush, silvery lupine, chicalote, basin wildrye, and any of the regionally common needlegrasses. The Plan must also include methods and timing for planting, supplemental inputs including plant protection and irrigation using treated sewage effluent, success criteria that include a return to at least 50% of pre-project native vegetation cover within five years, and a monitoring and reporting program that includes annually collected revegetation progress data, data and trends summary, and photographs for transmittal to Mono County prior to December 1 of each of the first five years following project construction (or until all success criteria are attained.) Monitoring data collection and reporting shall be performed by a qualified botanist who has been approved by Mono County. A map shall be included with the	To be included as a condition of approval in the building permit issued by Mono County. County to oversee monitoring results, and plan changes if and as needed.

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	Revegetation Plan that shows the location of all areas that will be temporarily disturbed during grading and earthwork.	
BIO 5.3(a-2)	Rockcress Avoidance: The construction contractor shall be required to install temporary fencing along the western edge of the existing roadway where it approaches the Masonic rockcress population, in order to prevent accidental damage due to incursion by equipment. Fencing shall remain in place through the completion of all construction phases.	To be included as a condition of approval in the Grading and/or Building Permits issued by Mono County.
BIO 5.3(a-3)	Nesting Bird Survey: A pre-disturbance nesting bird survey shall be conducted within seven days prior to the start of vegetation and ground-disturbing project activities, by a qualified biologist, if construction is scheduled to begin during the period March 15 – August 15. All potential nesting habitat within 200 feet (passerine birds) or 600 feet (raptors) from the project-related disturbance limits will be included in the survey. Survey results will be reported to CDFW, Bishop, Mono County, and to the construction foreperson within 24 hours of survey completion, in order to formulate avoidance measures. Appropriate measures (at a minimum including nest buffering and monitoring) will be decided in consultation with CDFW on a nest-by-nest basis.	To be included as a condition of approval in the Grading and/or Building Permits issued by Mono County. CDFW, in consultation with Mono County and project applicant, to review bird survey results and reporting, and to determine whether added protections are needed.
BIO 5.3(a-4)	Badger Survey: A pre-disturbance denning badger survey shall be scheduled within three days prior to the start of vegetation and ground-disturbing project activities. The survey will be performed by a qualified biologist. The survey will include the entire area where disturbance will occur, as well as buffers of 100 feet in all directions. Survey results will be reported to CDFW, Bishop, Mono County, and to the construction foreperson within 24 hours of survey completion, in order to formulate avoidance measures. Unless modified in consultation with CDFW, active dens will be buffered by a minimum distance of 100 feet, until the biologist finds that den occupation has ended.	To be included as a condition of approval in the Grading and/or Building Permits issued by Mono County. CDFW, in consultation with Mono County and project applicant to review bird survey results and reporting, and to determine whether added protections are needed.
BIO 5.3(a-5)	Pet Enclosure, Pet Leashing, Eviction for Noncompliance: Tenants wishing to have pets shall be required to construct and pay for a fenced enclosure, as approved by property management, to prevent their pet(s) from entering undeveloped portions of the property and (unfenced) adjacent lands. The tenancy agreement for all units will include a common rule of leashing of all pets whenever they exit the housing units or fenced enclosure. Enforcement of the enclosure and leashing requirements shall continue through the life of the project; the penalty for violation of this regulation shall include eviction following two advisory noncompliance notices by the housing manager.	To be included in the Covenants, Conditions and Restrictions (CC&Rs) developed for the Workforce Housing property, and strictly enforced by the Workforce Housing Manager. Mono County shall be provided a copy of the complying CC&Rs and tenancy agreement prior to Certificate of Occupancy issuance.
BIO 5.3(a-6)	Revegetation of Temporarily Disturbed Areas: The following measures shall be provided for all project areas where temporary disturbance occurs due to earthwork and grading: (a) TOPSOILS: During earthwork, topsoil that must be disturbed in relatively weed-free habitats will be removed to a depth of 12" and stockpiled at the margins of temporarily disturbed areas for reuse during replanting. Stockpiles will be used within one year of the completion of construction. During storage, topsoil will be armored to (a) minimize dust emissions, and (b) optimize survival of native seeds during replanting.	To be included as a condition of approval in the Grading and/or Building Permits. Mono County CDD to oversee implementation.

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	<p>(b) SCREENING: Trees to be planted onsite for screening include native single leaf pinyon, Jeffrey pine, quaking aspen, and seeded mountain mahogany. Non-native Italian poplar sterile male transplants may be used in areas where rapid screening growth is desired. Screening trees will be planted densely to compensate for up to 50% mortality prior to maturation. Irrigation and plant protection will be provided as needed to attain optimal tree growth, tree health, and screening efficacy.</p> <p>(c) BITTERBRUSH: Bitterbrush will be a chief component of the planting palette (see the shrubs listed on the amended Plant Palette (see Specific Plan Table 7-13), except adjacent to roads (SR 203 and US 395), where low-growing shrub will be planted to restore plant cover that allows drivers greater visibility of approaching deer. Within 250 feet of these roads, curl-leaf rabbitbrush and desert peach will be the only shrubs included in revegetation efforts.</p> <p>(d) SEED MIX ADJACENT TO ROADS: The seed mix to be used adjacent to roads (including the protected corridor along US 395) shall consist of 1) curl-leaf rabbitbrush (<i>Chrysothamnus viscidiflorus</i>, 1-2 ft maximum ht) and 2) desert peach (<i>Prunus andersonii</i>, 2 ft), both of which are fast-growing, and currently abundant on-site especially where the soil and vegetation has been disturbed.</p> <p>(e) WEED CONTROL: Weed control will be practiced in all temporarily disturbed habitats. Soil stockpiles will be included in weed controls. As the most invasive weeds in the project area are annual species, annual control scheduling will include at least one application prior to flowering and seed production. Weed control efficacy will be evaluated for the first five years following the completion of construction-related disturbance, during annual monitoring in fall.</p> <p>(f) MONITORING: Landscape plantings shall be monitored over a period of 5 years by a qualified biologist. The progress of revegetation will be evaluated at the end of each growing season and reported with regard to attainment of success criteria: 1) after 5 years, at least six live native shrubs per 4 square meters or 10% total living shrub canopy cover will be present, 2) within screening areas, at least one live tree per 4 square meters will be present, 3) weeds will together establish less than 10% canopy cover in sampled 4 square meter quadrats. If it appears at the time of annual monitoring that any of these success criteria may not be met after 5 years, recommendations for specific remediations including re-planting or additional weed control will be provided in the annual monitoring report.</p>	
<p>BIO 5.3(d-1)</p>	<p>Shielding of Night Lighting: Night lighting shall be shielded and in compliance with Chapter 23, Dark Sky Regulations, of the General Plan to maintain at existing levels the degree of darkness along the corridor of undeveloped vegetation between Tioga Inn developments and US395. Deer movements across the highway during spring will be facilitated by keeping this corridor open (no linear barriers, no brightly lit signs, no future devegetation or project development) so that movements will be deflected to the east and south of the new housing area rather than back across the highway.</p>	<p>To be included as a condition of approval in the Building and/or Grading Permit issued by Mono County.</p>

TABLE 6-1. TIOGA COMMUNITY HOUSING PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MEASURES		VERIFICATION TIMING AND RESPONSIBILITY
<p>BIO 5.3(d-2)</p>	<p>Burn Area Restoration: All areas burned in 2000 within the property (14.8 acres, minus acres that are permanently converted to approved Tioga Specific Plan facilities) will be seeded using locally collected bitterbrush (<i>Purshia tridentata</i>), at a rate of 4 pounds/acre pure live seed. In addition, diverse shrubs and grasses with available locally collected seed (acceptable species are: antelope bitterbrush, big sagebrush, mountain mahogany, desert peach, wild buckwheat (<i>Eriogonum microthecum</i>, <i>E. fasciculatum</i>, or <i>E. umbellatum</i>), yellow rabbitbrush, silvery lupine, chicalote, basin wildrye, and any of the regionally common needlegrasses) will be spread, bringing the total application rate to 10 pounds/acre. Seeding will be performed just prior to the onset of winter snows in the same year that project construction is initiated. If, after a period of five growing seasons has passed, a qualified botanist finds that total live cover provided by native shrub and grasses has not increased to 20% above that measured at adjacent (unseeded) burn scar areas, then the entire burn area will be seeded again as described above.</p>	<p>To be included as a condition of approval in the Building and/or Grading and/or Building Permits issued by Mono County. County to oversee monitoring and reporting program, and County to oversee revegetation plan changes if and as needed.</p>
<p>BIO 5.3(d-3)</p>	<p>Protected Corridor along US 395: Mule deer mortality along US 395 adjacent to the project site can be minimized by ensuring that the corridor between US 395 and all Tioga project elements (including the hotel, the full-service restaurant, and the workforce housing) remains entirely free of linear barriers, brightly lit signs, and new surface structures (excepting one new above-ground sewage/reclaimed water pump control structure with no more than 100' feet of building area), with no future devegetation of native plant materials. This mitigation measure applies only to lands owned by the project applicant and outside of the approved hotel and restaurant uses.</p>	<p>To be included as a condition of approval in the Building and/or Grading Permit issued by Mono County.</p>
<p>BIO 5.3(d-4)</p>	<p>Waste Receptacles: All waste receptacles will be designed to prevent access by ravens and bears. Signs will be clearly posted informing of the need to secure trash, pets, and stored food from wildlife access. Rental agreements will include restriction against storage of trash or unsecured food items outside residences (including in vehicles) for any length of time.</p>	<p>To be a condition of approval in the Building and/or Grading Permit issued by Mono County. Also to be included in the Workforce Housing CC&Rs and strictly enforced by the HOA manager.</p>
<p>CULTURAL & TRIBAL CULTURAL RESOURCES</p>		
<p>CULT 5.4(a)</p>	<p>Discovery of Archaeological Resources: Prior to initiation of any earthwork on the project site, The Mono Lake Kutzadika'a Tribe shall receive reasonable compensation in an amount equivalent to 50 hours of time and travel costs. The Tribe may use the 50 hours of compensated time for training of the onsite construction crew and/or for tribal monitoring, with the allocation of time to be at their discretion. Additionally, all construction plans that require ground disturbance and excavation shall contain an advisory statement that there is potential for exposing buried archaeological resources which would require implementation of the procedures described below. The interested Tribes shall be notified by postal mail and electronic mail no less than 10 days prior to the initiation of any grading or earthwork. Tribal monitors are invited to observe the work at any time, either as paid professionals within the 50-hour pre-discovery allotted compensation or as non-paid volunteers. In the event of the discovery of archaeological resources during construction, ground disturbance shall be suspended within a 200-foot radius of the location of such discovery until the area can be evaluated by Tribal cultural resource experts assisted by a qualified archaeologist. The selection of the archaeologist will be approved by Mono County, the Mono Lake Kutzadika'a Tribe, Bridgeport Indian</p>	<p>To be included as a condition of approval in the Grading and/or Building Permits issued by Mono County.</p>

TABLE 6-1. TIOGA COMMUNITY HOUSING PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MEASURES		VERIFICATION TIMING AND RESPONSIBILITY
	<p>Colony, and the project proponent. The Tribal cultural resource experts and the archaeologist shall be fairly compensated. Work shall not resume in the defined area until sufficient research and data collection are conducted to make a determination as to the significance of the resource. If the resource is determined to be significant and mitigation is required, the first priority shall be avoidance and preservation of the resource. All feasible recommendations of the Tribal cultural resource experts and archaeologist shall be implemented. Mitigation may include, but is not limited to, in-field documentation and recovery of specimens, laboratory analysis, preparation of a report detailing the methods and findings of the investigation, and curation at an appropriate collection facility. Evaluation and recommendations shall be developed in collaboration with the Kutzedika'a Indian Community of Lee Vining and the Bridgeport Indian Colony, and the tribes shall be responsible for determining who will monitor the subsequent ground disturbance. Post-discovery, the tribal monitor shall receive reasonable compensation² for time and travel costs, beyond the 50-hour limit allocated for pre-discovery monitoring.</p>	
<p>CULT 5.4(b)</p>	<p><u>Discovery of Paleontological Resources:</u> All construction plans that require ground disturbance and excavation shall contain an advisory statement that there is potential for exposing buried paleontological resources. In the event of the discovery of paleontological resources during construction, ground disturbance shall be suspended within a 200-foot radius of the location of such discovery until the area can be evaluated by a qualified paleontologist. Work shall not resume in the defined area until the paleontologist conducts sufficient research and data collection to make a determination as to the significance of the resource. If the resource is determined to be significant and mitigation is required, the first priority shall be avoidance and preservation of the resource. All feasible recommendations of the paleontologist shall be implemented. Mitigation may include, but not limited to, in-field documentation and recovery of specimens, laboratory analysis, preparation of a report detailing the methods and findings of the investigation, and curation at an appropriate paleontological collection facility.</p>	<p>To be included as a condition of approval in the Grading and/or Building Permits issued by Mono County.</p>
<p>CULT 5.4(c,d)</p>	<p><u>Discovery of Human Remains.</u> No evidence of Native American burials, which are considered Tribal Cultural Resources, was found in the project area. However, unmarked Native American graves may, potentially, be encountered during ground disturbance or excavation. Because no cultural tribal resources have been identified on the project site but the potential exists for subsurface resources that cannot be seen at this time, the interested Tribes shall be notified by postal mail and electronic mail no less than 10 days prior to the initiation of any grading or earthwork, and are invited to observe the work at any time without compensation.</p> <p>All construction plans that require ground disturbance and excavation shall contain an advisory statement that (1) there is potential for encountering human burials, (2) the Indian communities have been invited to observe the work at any time without compensation, (3) if human remains are encountered, all work shall stop immediately and the County shall be notified, and (4) that human remains must be treated with respect and in accordance with State laws and regulations.</p>	<p>To be included as a condition of approval in the Grading and/or Building Permits issued by Mono County.</p>

² Reasonable compensation for pre-discovery and post-discovery tribal time and services shall include mileage at standard IRS rates, and an hourly fee (including monitoring and travel time) not to exceed \$40.

TABLE 6-1. TIOGA COMMUNITY HOUSING PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MEASURES		VERIFICATION TIMING AND RESPONSIBILITY
	In the event of the discovery of human remains at any time during construction, by either project personnel or the Tribal monitor, ground disturbance shall be suspended within a 200-foot radius of the location of such discovery and the Kutzedika'a Indian Community of Lee Vining and the Bridgeport Indian Colony shall be notified. California Health and Safety Code §7050.5 stipulates that if human remains are discovered during project work, the specific area must be protected, with no further disturbance, until the county coroner has determined whether an investigation of the cause of death is required. If the human remains are determined to be those of a Native American, the coroner must contact NAHC by telephone within 24 hours. PRC §5097.98 states that NAHC must then notify the most likely descendant community, which then inspects the find and makes recommendations how to treat the remains. Both laws have specific time frames, and PRC 5097.98 outlines potential treatment options. Representatives of the most likely descendant community shall be responsible for determining who will monitor the subsequent ground disturbance. The tribal monitor shall receive reasonable compensation for time and travel costs involved in developing recommendations for and treating the remains, and for monitoring subsequent ground disturbance. Reasonable compensation shall include mileage at standard IRS rates, and an hourly fee (including monitoring and travel time) not to exceed \$40.	
LAND USE AND PLANNING		
LU 5.5(b-1)	HMO Compliance: A determination regarding the HMO compliance option to be used for the Tioga Community Housing Project shall be made prior to issuance of the first building permit. The determination shall include identification of the number of qualifying units (i.e. units with rents no higher than 120% of average median income (AMI)) that are exempt from the HMO requirements.	To be included as a condition of approval in the Grading and/or Building Permits. Mono County CDD to oversee implementation.
LU 5.5(b-2)	ESTA/ESUSD Bus Stops: The ESUSD bus stop and turnaround area will be provided in the full-service restaurant parking lot with a path connecting to the Day Care Center. The ESTA bus stop and turnaround will be in the vicinity of the hotel access road. The ESTA and ESUSD bus stops, turnaround areas and access roads shall be maintained in a safe condition at all times, including snow removal during winter months.	ESTA and ESUSD bus stop and turnaround areas to be included as a condition of approval in the Building Permits. Mono County CDD to oversee implementation.
PUBLIC HEALTH AND SAFETY		
SFTY 5.7(c)	Air Navigation Safety: The project shall comply with all applicable Federal Aviation Administration (FAA) regulations (i.e., Title 14, Chapter I, Subchapter E, Part 77).	FAA to verify compliance requirements per the Determination letter dated 12/7/2018, as any other applicable FAA requirements that apply to Tioga Specific Plan Amendment #3 and appurtenant structures on the project site.

TABLE 6-1. TIOGA COMMUNITY HOUSING PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MEASURES		VERIFICATION TIMING AND RESPONSIBILITY
SFTY 5.7(d)	Encroachment Permit: An encroachment permit shall be obtained from Caltrans if the secondary access gate is located inside the Caltrans right-of-way.	To be included as a condition of approval in the Grading and/or Building Permits. Caltrans to oversee implementation.
HAZ 5.7(e-1)	<p>Fire Risk: The project shall incorporate the wildland fire protection measures listed below and detailed in the Community Wildland Fire Protection Plan – Home Mitigation section, CWPP pages 36-40 (or as updated), and in any other fire regulations (CalFire, PRC §4290 & N§4291, California Fire Code, etc.):</p> <ul style="list-style-type: none"> • Maintenance of adequate defensible space for all homes; • Use of noncombustible materials for decks, siding and roofs; • Screening or enclosing of open areas below decks and projections, to prevent the ingress of embers • Routine clearing of leaf & needle litter from roofs, gutters and foundations; • Routine clearing of flammable vegetation away from power lines near homes; • Routine clearing of weeds & flammable vegetation to at least 30’ from propane tanks; • Use of fire and drought tolerant plantings, especially within 30-feet of homes, and avoidance of flammable ornamentals such as conifers; • Routine thinning of vegetation along access roads and driveways; • Provision of turnarounds at the end of all driveways and dead-end roads; and • Reflective address markers on all driveways and homes. • Receive a will serve letter from the Lee Vining Fire Protection District. 	To be included as a condition of approval in the Building and/or Grading Permits issued by Mono County.
HAZ 5.7(e-2)	Fire Hydrants: Multiple fire hydrants shall be provided on the project site, at locations that will enable all project elements to be reached with use of existing LVFPD water hoses. All hydrants shall feature a breakaway design feature wherein flows shut down if the hydrant is damaged.	To be included as a condition of approval in the Building and/or Grading Permit issued by Mono County, with input from Lee Vining FPD.
PUBLIC SERVICES		
SVCS 5.8(a-1)	Pedestrian Safety. A meandering pathway, between Vista Point Drive and the site of the proposed Wastewater Treatment Plant (just northeast of the hotel site), shall be incorporated into the Tioga Concept Plan (including the original plan and Alternative 6). The pathway shall be ADA compliant and designed for safe use by pedestrians, bicycles and by project utility carts serving the WWTP. Additionally, right-of-way (R/W) shall be reserved on the Concept Plan to extend between the path terminus at the WWTP and the northwestern-most property boundary. The R/W shall incorporate sufficient width to accommodate a future ADA-compliant pedestrian/ cycling pathway. Construction of a pedestrian/ cycling path within the reserved R/W shall be triggered if and when Caltrans approves plans to implement a non-motorized connectivity project between Lee Vining and the SR120/US 395 intersection.	To be included as a condition of approval in the Grading and/or Building Permits. Mono County CDD to oversee implementation.

TABLE 6-1. TIOGA COMMUNITY HOUSING PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MEASURES		VERIFICATION TIMING AND RESPONSIBILITY
SVCS 5.8(a-2)	Defibrillators: At least two 'Automated External Defibrillator' units (also known as portable defibrillators) shall be maintained in good working condition at the housing area. At a minimum, one Automated External Defibrillator unit shall be provided at the day care center (at the north end of the housing complex), and a second unit at the southeastern-most housing structure. The onsite Community Housing Manager shall receive training in use of the portable device. The onsite housing manager shall also be trained in emergency shutdown, and take responsibility for scheduling an annual walk-through.	To be included as a condition of approval prior to issuance of Occupancy Permits. Mono County CDD to oversee implementation.
TRAFFIC		
TFFC 5.9(a-5)	Access Rights: The owner shall resolve SR 120 access right locations and widths pursuant to Caltrans' established Right-of-Way process.	To be included as a condition of approval in the Grading and/or Building Permits. Caltrans to oversee implementation.
TFFC 5.9(a-6)	Encroachment Permit: An encroachment permit shall be obtained from Caltrans if the secondary access gate is located inside the Caltrans right-of-way.	To be a condition of approval in the Grading and/or Building Permits. Caltrans to oversee implementation.
TFFC 5.9(a-7)	YARTS access: The project plan shall incorporate a pedestrian pathway between the Community Housing area and the YARTS bus stop, and a pedestrian crosswalk at the Vista Point entry.	To be a condition of approval in the Grading and/or Building Permits. Mono County CDD to oversee implementation.
AESTHETICS		
AES 5.12 (a,b)	Screening Design Features. All landscaping, landscape irrigation, building materials and design elements used in development of the proposed project elements shall be selected and applied in a manner that screens or minimizes offsite views of project elements to the maximum feasible extent, consistent with other mitigation requirements outlined in this EIR.	To be verified by Mono County CDD prior issuance of Building Permits.
AES 5.12 (c-2)	Outdoor Lighting Plan: An outdoor lighting plan must be submitted with the building permit application and approved by the Community Development Department before the building permit can be issued. The plan shall comply with Chapter 23 of the Mono County General Plan and provide detailed information including but not limited to: (a) manufacturer-provided information showing fixture diagrams and light output levels. Mono County has indicated that the fixture type exceptions listed under Chapter 23.050.E (1, 2 and 3) will be prohibited in this project, and that only full cutoff luminaires with light source downcast and fully shielded, with no light emitted above the horizontal plane, are permitted; (b) the proposed location, mounting height, and aiming point of all outdoor lighting fixtures; and	Outdoor lighting plan to be approved prior to submittal of building plans. Mono County CDD to oversee implementation.

TABLE 6-1. TIOGA COMMUNITY HOUSING PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MEASURES		VERIFICATION TIMING AND RESPONSIBILITY
	<p>(c) drawings for all relevant building elevations showing the fixtures, the portions of the elevations to be illuminated, the illuminance level of the elevations, and the aiming point for any remote light fixture.</p> <p>Chapter 23 gives the CDD discretion to require additional information following the initial Outdoor Lighting Plan review. Additional information requirements may include, but not limited to:</p> <ul style="list-style-type: none"> (a) A written narrative to demonstrate lighting objectives, (b) Photometric data, (c) A Color Rendering Index (CRI) of all lamps and other descriptive information about proposed lighting fixtures, (d) A computer-generated photometric grid showing footcandle readings every 10 feet within the property or site, and 10 feet beyond the property lines, and/or (e) Landscaping information to describe potential screening. <p>In addition to the above, the project shall include landscaping to shield offsite views of lighting and shall prohibit seasonal lighting displays (including use of multiple low-wattage bulbs) except that seasonal lighting shall be permitted on the north, south and west facing building sides that are not visible to the public viewshed.</p>	