

**CITY OF WATSONVILLE  
CITY COUNCIL**

**EXHIBIT “A”**

**Application No:** 2138  
**APN:** 018-711-33  
**Applicant:** Lone Oak –  
Watsonville, L.L.C.  
**Hearing Date:** 04/11/2023

**CEQA FINDINGS AND MITIGATION MONITORING AND REPORTING PROGRAM**

**I. INTRODUCTION TO CEQA FINDINGS**

These Findings of Fact are made pursuant to the California Environmental Quality Act (Pub. Res. Code §21000 et seq., CEQA) and the CEQA Guidelines (Cal. Code Regs. title 14, §15000 et seq.) by the City of Watsonville (City), as the lead agency for the 200 Manabe Ow Road Distribution Facility Project (or the “project”). These Findings of Fact pertain to the Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2022100465) prepared for the project.

**II. LOCATION AND CUSTODIAN OF THE RECORD**

The documents and other materials that constitute the record of proceedings on which the City of Watsonville’s Findings of Fact are based on Project #2138 located at 200 Manabe Ow Road, Watsonville, California. The custodian of these documents is Matt Orbach, Principal Planner. This information is provided in compliance with Public Resources Code § 21081.6(a)(2) and 14 Cal. Code Regs. § 15074(c).

For purposes of CEQA and these Findings of Fact, the Record of Proceedings for the project consists of the following documents, at a minimum:

- The Notice of Intent (NOI) to adopt a Mitigated Negative Declaration and all other public notices issued by the City of Watsonville and in conjunction with the project.
- The Initial Study, including appendices and technical studies included or referenced in the Initial Study, including the Mitigation Monitoring and Reporting Program (MMRP) for the project.
- All comments submitted by agencies or members of the public during the public comment period on the Initial Study.
- All comments and correspondence submitted to the City of Watsonville with respect to the project.
- All Findings and resolutions adopted by the City of Watsonville decision makers in connection with the project and all documents cited or referred to therein.
- All reports, studies, memoranda, maps, staff reports, or other planning documents relating to the project prepared by MIG, consultant to the City of Watsonville.
- All reports, memoranda, documentation, data output files relating to the land use

and transportation modeling for the project.

- All documents and information submitted to the City of Watsonville by responsible, trustee, or other public agencies, or by individuals or organizations, in connection with the project, up through the date the City of Watsonville decision makers approved the project planning entitlements.
- Matters of common knowledge to the City of Watsonville, including, but not limited to federal, State, and local laws and regulations.
- Any documents expressly cited in these Findings of Fact, in addition to those cited above.

### **III. MITIGATION MONITORING AND REPORTING PROGRAM**

The City of Watsonville decision maker finds that a Mitigation Monitoring and Reporting Program (MMRP) for the project has been prepared and has been adopted concurrently with these Findings of Fact (Public Resources Code, § 21081.6(a)(1)). The MMRP for the project has been prepared in compliance with the requirements of Section 21081.6 of the California Public Resources Code and Section 15073 of the CEQA Guidelines.

The purpose of the MMRP is to ensure the adopted mitigation measures adopted in the Findings of Fact for the project are implemented, in accordance with CEQA requirements. The Findings of Fact adopt feasible mitigation measures to reduce the significant environmental impacts of the project. The mitigation measures adopted in the project Findings of Fact are listed in Section III of these Findings of Fact.

## 200 Manabe Ow Road Distribution Facility Project Mitigation Monitoring and Reporting Program

This Mitigation, Monitoring and Reporting Program (MMRP) has been prepared pursuant to the CEQA Guidelines, which state:

*“When adopting a mitigated negative declaration, the lead agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to mitigate or avoid significant environmental effects” (§15074(d)) and; “The Lead Agency may choose whether its program will monitor mitigation, report on mitigation, or both. “Reporting” generally consists of a written compliance review that is presented to the decision-making body or authorized staff person. A report may be required at various stages during project implementation or upon completion of the mitigation measure. “Monitoring” is generally an ongoing or periodic process of project oversight. There is often no clear distinction between monitoring and reporting and the program best suited to ensuring compliance in any given instance will usually involve elements of both.” (§15097 (c))*

The table beginning on the next page list the impacts, mitigation measures, and timing of the mitigation measures (when the measures will be implemented) related to the 200 Manabe Ow Road Distribution Facility Project in the City of Watsonville. All mitigation measures listed here will be implemented by the City and the applicant.

According to CEQA Guidelines section 15126.4 (a) (2), *“Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally-binding instruments. In the case of the adoption of a plan, policy, regulation, or other public project, mitigation measures can be incorporated into the plan, policy, regulation, or project design.”* Therefore, all mitigation measures as listed in this MMRP will be adopted by the City when the project is approved.

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Implementation and Timing</i>	<i>Monitoring Responsibility</i>
<b>Biological Resources</b>			
<p><b>Impact BIO-1:</b> The project could result in potentially significant impacts to the Santa Cruz Tarplant.</p>	<p><b>Mitigation Measure BIO-1a: Pre-Activity Focused Survey for Santa Cruz Tarplant.</b> Prior to initial ground disturbance in grassland and wetland habitats, and during the appropriate blooming period (June to October), a focused survey for Santa Cruz tarplant shall be conducted by a qualified plant ecologist within suitable habitat in the project footprint and a 50-foot buffer around the project footprint, where feasible. The purpose of the survey will be to assess the presence or absence of Santa Cruz tarplant. If Santa Cruz tarplant is not found in the impact area or the identified buffer, then no further mitigation will be warranted. If Santa Cruz tarplant is found in the impact area, then Mitigation Measures BIO-1b shall be implemented. The results of the survey shall be documented.</p> <p>A qualified plant ecologist is an individual who has a degree in biological sciences or related resource management with a minimum of two seasonal years post-degree experience conducting surveys for special-status plant species that may be present within the project area. During or following academic training, the qualified plant ecologist will have achieved a high level of professional experience and knowledge in biological sciences and special-status species identification, ecology, and habitat requirements.</p>	<p><b>Implementation:</b> City of Watsonville or the applicant shall implement this measure with a qualified ecologist.</p> <p><b>Timing:</b> During construction activities.</p>	<p><b>Monitoring:</b> City of Watsonville and a qualified ecologist.</p> <p>Initials: _____</p> <p>Date: _____</p>
<p><b>Impact BIO-1:</b> The project could result in potentially significant impacts to the Santa Cruz Tarplant.</p>	<p><b>Mitigation Measure BIO-1b. Avoidance Buffers.</b> To the extent feasible, and in consultation with a qualified plant ecologist, the project proponent shall construct the project to avoid impacts on all populations of special-status plant species within the project site or within the identified buffer of the impact area, to the extent feasible. Avoided special-status plant populations shall be protected by establishing and observing the identified buffer between plant populations and the impact area. All such populations located in the impact area or the identified buffer, and their associated designated avoidance areas, shall be clearly depicted on any construction plans. In addition, prior to initial ground disturbance or vegetation removal, the limits of the</p>	<p><b>Implementation:</b> City of Watsonville or the applicant shall implement this measure with a qualified ecologist.</p>	<p><b>Monitoring:</b> City of Watsonville and a qualified ecologist.</p> <p>Initials: _____</p>

	<p>identified buffer around special-status plants to be avoided shall be flagged or fenced. The flagging will be maintained intact and in good condition throughout project-related construction activities.</p> <p>If avoidance is not feasible, then CDFW shall be consulted to determine the appropriate mitigation measures, which may include obtaining an Incidental Take Permit (Fish &amp; G. Code § 2081 (b)) for salvage and relocation of individual plants and/or off-site preservation, enhancement, and management of occupied habitat for the species.</p>	<p><b>Timing:</b></p> <p>During construction activities.</p>	<p>Date:</p> <p>_____</p>
<p><b>Impact BIO-2:</b> The project could result in potentially significant impacts to California red-legged frog and/or western pond turtle.</p>	<p><b>Mitigation Measure BIO-2a. Conduct Preconstruction Survey.</b> No more than 24 hours prior to the date of initial ground disturbance, a pre-construction survey for California red-legged frog and western pond turtle shall be conducted within the impact area by a qualified biologist. The survey will consist of walking the limits of impact to ascertain the possible presence of the species. The qualified biologist shall investigate all potential areas that could be used by California red-legged frog and western pond turtle for feeding, sheltering, movement, and other essential behaviors.</p> <p>A qualified biologist is an individual who shall have a degree in biological sciences or related resource management with a minimum of two seasonal years post-degree experience conducting surveys for each amphibian and reptile special-status species that may be present within the project area. During or following academic training, the qualified biologist shall have achieved a high level of professional experience and knowledge in biological sciences and special-status species identification, ecology, and habitat requirements. Additionally, the qualified biologist must be permitted or authorized to handle and relocate California red-legged frog and western pond turtle.</p>	<p><b>Implementation:</b></p> <p>City of Watsonville or the applicant shall implement this measure with a qualified biologist.</p> <p><b>Timing:</b></p> <p>During construction activities.</p>	<p><b>Monitoring:</b></p> <p>City of Watsonville and a qualified biologist.</p> <p>Initials:</p> <p>_____</p> <p>Date:</p> <p>_____</p>
<p><b>Impact BIO-2:</b> The project could result in potentially significant impacts to California red-legged frog and/or western pond turtle.</p>	<p><b>Mitigation Measure BIO-2b. Worker Environmental Awareness Program.</b> All construction personnel shall participate in a worker environmental awareness program. These personnel shall be informed about the possible presence of all special-status species and habitats associated with the species identified here to be potentially present in the parcel and that unlawful take of the animal or destruction of its habitat is a violation of law. Prior to construction activities, a qualified biologist shall instruct all construction personnel about (1) the description and status of the species; (2) the importance of their associated habitats; (3) a list of measures being taken to reduce</p>	<p><b>Implementation:</b></p> <p>City of Watsonville or the applicant shall implement this measure with</p>	<p><b>Monitoring:</b></p> <p>City of Watsonville and a qualified biologist.</p>

	<p>impacts on these species during project construction and implementation; and (4) measures to be followed if special-status species are encountered during construction activities. A fact sheet conveying this information shall be prepared for distribution to the construction crew and anyone else who enters the project site.</p>	<p>a qualified biologist.</p> <p><b>Timing:</b></p> <p>Begins prior to construction activities.</p>	<p>Initials: _____</p> <p>Date: _____</p>
<p><b>Impact BIO-2:</b> The project could result in potentially significant impacts to California red-legged frog and/or western pond turtle.</p>	<p><b>Mitigation Measure BIO-2c. Install Wildlife Exclusion Barrier.</b> Prior to any ground disturbance in the work area, a temporary wildlife exclusion barrier shall be installed along the limits of disturbance. A qualified biologist shall inspect the area prior to installation of the barrier. The barrier will be designed to allow the California red-legged frog and western pond turtle to leave the work area and prevent them from entering the work area. The fence shall remain in place until all development activities have been completed. This barrier shall be inspected daily and maintained and repaired as necessary to ensure that it is functional and is not a hazard to California red-legged frogs on the outer side of the barrier.</p>	<p><b>Implementation:</b></p> <p>City of Watsonville or the applicant shall implement this measure with a qualified biologist.</p> <p><b>Timing:</b></p> <p>Begins prior to construction activities.</p>	<p><b>Monitoring:</b></p> <p>City of Watsonville and a qualified biologist.</p> <p>Initials: _____</p> <p>Date: _____</p>
<p><b>Impact BIO-2:</b> The project could result in potentially significant impacts to California red-legged frog and/or western pond turtle.</p>	<p><b>Mitigation Measure BIO-2d. Vegetation Removal.</b> All vegetation within the work area shall be cut to four inches in height by a high-wheel mower or weed-whip just prior to the initiation of grading to remove cover that might be used by California red-legged frogs and/or western pond turtles. A qualified biologist authorized to handle California red-legged frogs and/or western pond turtles shall walk with the mower/whip to monitor for species during the vegetation removal.</p>	<p><b>Implementation:</b></p> <p>City of Watsonville or the applicant shall implement this measure with a qualified biologist.</p>	<p><b>Monitoring:</b></p> <p>City of Watsonville and a qualified biologist.</p> <p>Initials: _____</p>

		<b>Timing:</b>  During construction activities.	Date: _____
<b>Impact BIO-2:</b> The project could result in potentially significant impacts to California red-legged frog and/or western pond turtle.	<b>Mitigation Measure BIO-2e. Construction Monitoring.</b> A qualified biologist or biological monitor shall be onsite during all project activities that may result in take of any special-status species. The qualified biologist shall be given the authority to freely communicate verbally, by telephone, electronic mail, or in writing at any time with construction personnel, any other person(s) at the project site, otherwise associated with the project, and regulatory agencies (e.g., USFWS or CDFW). The qualified biologist or biological monitor shall have oversight over implementation of all the mitigation measures and shall have the authority and responsibility to stop project activities if they determine any of the measures are not being fulfilled.  A biological monitor is an individual who shall have academic and professional experience in biological sciences and related resource management activities as it pertains to this project, experience with construction-level biological monitoring, be able to recognize species that may be present within the project area and be familiar with the habits and behavior of those species.	<b>Implementation:</b>  City of Watsonville or the applicant shall implement this measure with a qualified biologist.  <b>Timing:</b>  During construction activities.	<b>Monitoring:</b> City of Watsonville and a qualified biologist.  Initials: _____  Date: _____
<b>Impact BIO-2:</b> The project could result in potentially significant impacts to California red-legged frog and/or western pond turtle.	<b>Mitigation Measure BIO-2f. Relocation of California Red-legged Frog and Western Pond Turtle.</b> If a red-legged frog or western pond turtle is found during project activities, work shall stop until a qualified biologist that is permitted to handle California red-legged frog or authorized to handle western pond turtle relocates the animal from the impact area before groundwork starts again. Only a qualified biologist shall capture, handle, and move California red-legged frog and western pond turtle. The qualified biologist shall monitor any relocated frog or turtle until it is determined that it is not imperiled by predators or other dangers. See Mitigation Measure BIO-2a for the definition of a qualified biologist.	<b>Implementation:</b>  City of Watsonville or the applicant shall implement this measure with a qualified biologist.  <b>Timing:</b>	<b>Monitoring:</b> City of Watsonville and a qualified biologist.  Initials: _____  Date: _____

		During construction activities.	
<p><b>Impact BIO-2:</b> The project could result in potentially significant impacts to California red-legged frog and/or western pond turtle.</p>	<p><b>Mitigation Measure BIO-2g. Daytime Restriction.</b> No work shall be performed during nighttime hours. If construction is necessary at dawn or dusk, lights shall be directed away from Watsonville Slough and the Cattail Marsh habitats.</p>	<p><b>Implementation:</b> City of Watsonville or the applicant shall implement this measure.</p> <p><b>Timing:</b> During construction activities.</p>	<p><b>Monitoring:</b> City of Watsonville.</p> <p>Initials: _____</p> <p>Date: _____</p>
<p><b>Impact BIO-2:</b> The project could result in potentially significant impacts to California red-legged frog and/or western pond turtle.</p>	<p><b>Mitigation Measure BIO-2h. Food and Trash.</b> To eliminate an attraction for the predators of the California red-legged frog and western pond turtle, all food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in solid, closed containers (trash cans) and removed at the end of each working day from the entire construction site. Dogs or other pets shall not be allowed on site during construction.</p>	<p><b>Implementation:</b> City of Watsonville or the applicant shall implement this measure.</p> <p><b>Timing:</b> During construction activities.</p>	<p><b>Monitoring:</b> City of Watsonville.</p> <p>Initials: _____</p> <p>Date: _____</p>



<p><b>Impact BIO-2:</b> The project could result in potentially significant impacts to California red-legged frog and/or western pond turtle.</p>	<p><b>Mitigation Measure BIO-2i. Steep-walled Holes and Trenches.</b> To prevent inadvertent entrapment of the California red-legged frog or western pond turtle, a qualified biologist, biological monitor, and/or construction foreman/manager shall ensure that all excavated, steep-walled holes or trenches more than one foot deep are completely covered at the close of each working day by plywood or similar materials or provided with one or more escape ramps constructed of earth fill or wooden planks and inspected by a qualified biologist. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals by a qualified biologist and/or construction foreman/manager. If at any time a trapped California red-legged frog or western pond turtle is discovered by a qualified biologist or anyone else, the steps in Mitigation Measure BIO-6 Relocation of California red-legged frog and Western Pond Turtle shall be followed.</p>	<p><b>Implementation:</b> City of Watsonville or the applicant shall implement this measure with a qualified biologist.</p> <p><b>Timing:</b> During construction activities.</p>	<p><b>Monitoring:</b> City of Watsonville and a qualified biologist.</p> <p>Initials: _____</p> <p>Date: _____</p>
<p><b>Impact BIO-2:</b> The project could result in potentially significant impacts to California red-legged frog and/or western pond turtle.</p>	<p><b>Mitigation Measure BIO-2j. Prohibition of Plastic Mono-filament Netting.</b> To prevent trapping California red-legged frogs or other species at the project site, erosion control materials containing plastic mono-filament netting or similar material shall not be used, even if it is labeled as biodegradable. Acceptable substitutes include coconut coir matting, straw/coconut finer erosion blanket, straw wattles wrapped in burlap, coir logs, and/or tackifier.</p>	<p><b>Implementation:</b> City of Watsonville or the applicant shall implement this measure.</p> <p><b>Timing:</b> During construction activities.</p>	<p><b>Monitoring:</b> City of Watsonville.</p> <p>Initials: _____</p> <p>Date: _____</p>
<p><b>Impact BIO-3:</b> The project could</p>	<p><b>Mitigation Measure BIO-3a: Conduct Pre-construction Surveys for Burrowing Owls.</b> Pre-construction surveys for burrowing owls shall be conducted prior to the</p>	<p><b>Implementation:</b></p>	<p><b>Monitoring:</b></p>

<p>result in a potentially significant impact to burrowing owl during construction activities.</p>	<p>initiation of all project activities within suitable burrowing owl nesting and roosting habitat (i.e., Wild Oats and Annual Brome Grassland in the 200 Manabe Ow Road project area). Pre-construction surveys shall be completed in conformance with the CDFW's 2012 guidelines (CDFG 2012), which include the following:</p> <ul style="list-style-type: none"> <li>• At least 2 weeks prior to the onset of vegetation mowing/removal or ground disturbing activities, an initial habitat assessment shall be conducted by a qualified biologist to determine if suitable burrowing owl habitat is present. During the habitat assessment, the biologist shall survey the entire activity area for burrows that could be used by burrowing owls for nesting and roosting, and signs of use (e.g., feathers, pellets, whitewash).</li> <li>• The survey shall also include all areas within 250 feet of the site, as access allows.</li> <li>• If no suitable burrowing owl habitat is present, no additional surveys shall be required.</li> <li>• If suitable burrows and signs of activity are found, an additional survey shall be conducted within the 24-hour period prior to the initiation of project activities in any given area.</li> <li>• The results of the surveys shall be documented.</li> </ul> <p>If burrowing owls are observed during the surveys, then Mitigation Measure BIO-3b shall be implemented.</p> <p>A qualified biologist is an individual who has a degree in biological sciences or related resource management with a minimum of two seasonal years post-degree experience conducting surveys for burrowing owl. During or following academic training, the qualified biologist will have achieved a high level of professional experience and knowledge in biological sciences and special-status species identification, ecology, and habitat requirements.</p>	<p>City of Watsonville or the applicant shall implement this measure with a qualified biologist.</p> <p><b>Timing:</b></p> <p>Prior to construction activities.</p>	<p>City of Watsonville and a qualified biologist.</p> <p>Initials: _____</p> <p>Date: _____</p>
<p><b>Impact BIO-3:</b> The project could result in a potentially significant impact</p>	<p><b>Mitigation Measure BIO-3b: Implement Buffer Zones for Burrowing Owls.</b> If burrowing owls are present during the nonbreeding season (September 1 to January 31), a 150-foot buffer zone shall be maintained around the occupied burrow(s), if feasible relative to property lines. If maintaining such a buffer is not feasible, then the buffer must be great enough to avoid injury or mortality of individual owls. During the</p>	<p><b>Implementation:</b></p> <p>City of Watsonville or the applicant</p>	<p><b>Monitoring:</b></p> <p>City of Watsonville and</p>

<p>to burrowing owl during construction activities.</p>	<p>breeding season (February 1 to August 31), a 250-foot buffer, within which no newly initiated project-related activities will be permissible, shall be maintained between project activities and occupied burrows. Owls present between February 1 and August 31 shall be assumed to be nesting, and the 250-foot protected area shall remain in effect until August 31. If monitoring indicates that the owls are no longer nesting or the young owls are foraging independently, the buffer may be reduced, or the owls may be relocated prior to August 31, as determined by a qualified biologist. Relocation of owls shall be completed by a qualified biologist using one-way doors, which should be installed in all burrows within the impact area and left in-place for at least two nights. These one-way doors should then be removed and the burrows back-filled immediately prior to vegetation mowing/removal or grading.</p>	<p>shall implement this measure with a qualified biologist.</p> <p><b>Timing:</b></p> <p>During construction activities.</p>	<p>a qualified biologist.</p> <p>Initials: _____</p> <p>Date: _____</p>
<p><b>Impact BIO-4:</b> Construction disturbance during the avian breeding season could cause the incidental loss of eggs or nestlings, or cause the abandonment of nests, resulting in the incidental take of protected nesting birds.</p>	<p><b>Mitigation Measure BIO-4: Pre-Construction/Pre-Disturbance Survey for Nesting Birds.</b></p> <p><i>Avoidance.</i> To the extent feasible, construction activities should be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside the nesting season, all impacts to nesting birds protected under the MBTA and California Fish and Game Code would be avoided. The nesting season for most birds in Santa Cruz County extends from February 1 through September 15.</p> <p><i>Pre-Construction Surveys.</i> To avoid impacts to nesting birds and violation of state and federal laws pertaining to birds, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) should occur outside the avian nesting season (that is, prior to February 1 or after September 15). If construction and construction noise occurs within the avian nesting season (from February 1 to September 15), all suitable habitats located within the project's area of disturbance, including staging and storage areas plus a 250-foot (passerines) and 1,000-foot (raptor nests) buffer around these areas shall be thoroughly surveyed, as feasible, for the presence of active nests. The surveys shall be conducted by a qualified biologist no more than five (5) days before commencement of any vegetation trimming, site disturbance activities and equipment mobilization. If project activities are delayed by more than 5 days, an additional nesting bird survey shall be performed. Active nesting is present if a bird is</p>	<p><b>Implementation:</b></p> <p>City of Watsonville or the applicant shall implement this measure with a qualified biologist.</p> <p><b>Timing:</b></p> <p>During construction activities.</p>	<p><b>Monitoring:</b></p> <p>City of Watsonville and a qualified biologist.</p> <p>Initials: _____</p> <p>Date: _____</p>

	<p>building a nest, sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of the surveys shall be documented.</p> <p>If pre-construction nesting bird surveys result in the location of active nests, no site disturbance and mobilization of heavy equipment (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), shall take place within 250 feet of non-raptor nests and 1,000 feet of raptor nests, unless smaller buffers are determined by a qualified biologist. The buffer shall remain in place until the chicks have fledged. Monitoring will ensure compliance with MBTA and relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented.</p>		
<p><b>Impact BIO-5:</b> The project has the potential to result in potentially significant impacts due to bird collisions.</p>	<p><b>Mitigation Measure BIO-5: Standards for Bird Safe Buildings.</b> The project shall implement the following bird-safe design considerations:</p> <ul style="list-style-type: none"> <li>• Use glazing or window coatings/markings that reduce bird strike hazard caused by transparency, reflectance, black hole, or passage effect, etc., such as Guardian Bird 1st etch glass or similar. See recommendations by the American Bird Conservatory at <a href="https://abcbirds.org/">https://abcbirds.org/</a>.</li> <li>• Minimize plants or landscaped areas behind glass.</li> <li>• Minimize concentrations of plantings adjacent to glass facades.</li> </ul>	<p><b>Implementation:</b></p> <p>The project applicant shall implement this measure during the final design of the project.</p> <p><b>Timing:</b></p> <p>Prior to final approval of the project design.</p>	<p><b>Monitoring:</b></p> <p>City of Watsonville.</p> <p>Initials: _____</p> <p>Date: _____</p>
<p><b><i>Cultural Resources</i></b></p>			
<p><b>Impact CUL-1:</b> Construction of the project could potentially result in</p>	<p><b>Mitigation Measure CUL-1: Conduct Archaeological Sensitivity Training for Construction Personnel.</b> The project applicant shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior’s Professional Qualifications and Standards to conduct an archaeological sensitivity training for construction personnel</p>	<p><b>Implementation:</b></p> <p>City of Watsonville or</p>	<p><b>Monitoring:</b></p> <p>City of Watsonville and</p>

<p>disturbance to unknown archaeological resources.</p>	<p>prior to commencement of excavation activities. The training session shall be carried out by a cultural resource professional with expertise in archaeology, who meets the U.S. Secretary of the Interior’s Professional Qualifications and Standards. The Applicant and/or qualified professional archaeologist shall propose a date for scheduling the training at the pre-construction meeting with City staff. The Applicant shall notify the City at least 48 hours before holding the training and keep a log of all attendees. The training session shall include a handout and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and the general steps a qualified professional archaeologist would follow in conducting a salvage investigation, if one is necessary.</p>	<p>the applicant shall implement this measure with a qualified archeologist.</p> <p><b>Timing:</b></p> <p>Prior to construction activities.</p>	<p>a qualified archeologist.</p> <p>Initials: _____</p> <p>Date: _____</p>
<p><b>Impact CUL-1:</b> Construction of the project could potentially result in disturbance to unknown archaeological resources.</p>	<p><b>Mitigation Measure CUL-2: Conduct Archaeological and Tribal Cultural Monitoring During Ground Disturbing Phases of Construction.</b> Ground-disturbing activities shall be observed by a qualified archaeological monitor either meeting the Secretary of the Interior’s Professional Qualifications Standards, or under the direction of an archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards. Monitoring activities shall also include a Native American monitor. If archaeological resources are encountered Mitigation Measure CUL-3 will apply. Archaeological monitoring may be reduced or halted at the discretion of the monitor as warranted by conditions such as encountering bedrock, ground disturbance is occurring in fill, or other indications that discovery is extremely unlikely. If monitoring is reduced to spot-checking, spot-checking shall occur when ground-disturbance moves to a new location within the project site and when ground disturbance will extend to depths not previously reached, unless those depths are within bedrock.</p>	<p><b>Implementation:</b></p> <p>City of Watsonville or its applicant shall implement this measure with a qualified archeologist and Native American monitor.</p> <p><b>Timing:</b></p> <p>During construction activities.</p>	<p><b>Monitoring:</b></p> <p>City of Watsonville and a qualified archeologist and Native American monitor.</p> <p>Initials: _____</p> <p>Date: _____</p>
<p><b>Impact CUL-1:</b> Construction of the project could potentially result in disturbance to</p>	<p><b>Mitigation Measure CUL-3: Discovery of cultural, historic, or archaeological resources During Construction.</b> The project applicant shall ensure that if any previously undisturbed cultural, historic, or archaeological resources are uncovered in the course of site preparation, clearing or grading activities that the City of Watsonville Community Development Director is notified and operations within 25 feet of the</p>	<p><b>Implementation:</b></p> <p>Applicant shall implement this measure with a</p>	<p><b>Monitoring:</b></p> <p>City of Watsonville and</p>

<p>unknown archaeological resources.</p>	<p>discovery are halted until such time as a qualified professional archaeologist can be consulted to evaluate the find and recommend appropriate action for collection, recordation, analysis, and reporting. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented subject to review and approval by the City of Watsonville Community Development Department.</p>	<p>qualified archeologist.</p> <p><b>Timing:</b></p> <p>During construction activities.</p>	<p>a qualified archeologist.</p> <p>Initials: _____</p> <p>Date: _____</p>
<p><b>Impact CUL-4:</b> Project excavation could disturb previously unknown buried archaeological resources and/or human remains.</p>	<p><b>Mitigation Measure CUL-4: Inadvertent Discovery of Human Remains</b> If human remains of Native American origin are discovered during ground disturbing activities, the project applicant shall comply with state laws relating to the dispositions of Native American burials, which falls within the jurisdiction of the California Native American Heritage Commission (NAHC) (Public Resources Code, Section 5097.98). If human remains are discovered or recognized in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the planning area or any nearby area reasonably suspected to overlie adjacent human remains until:</p> <ul style="list-style-type: none"> <li>• The Santa Cruz County Sherriff-Coroner has been informed and has determined that no investigation of the cause of death is required, and</li> <li>• If the remains are of Native American origin: <ul style="list-style-type: none"> <li>○ The descendants from the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave good as provided in the Public Resources Code, Section 5097.98, or</li> <li>○ The California NAHC was unable to identify a descendant, or the descendant failed to make a recommendation within 24 hours after being notified by the NAHC.</li> </ul> </li> </ul>	<p><b>Implementation:</b></p> <p>Applicant shall implement this measure.</p> <p><b>Timing:</b></p> <p>During construction activities.</p>	<p><b>Monitoring:</b></p> <p>City of Watsonville. In the event human remains are discovered the County Coroner shall be notified and if appropriate, the coroner would notify the NAHC. The NAHC would in turn notify the Most Likely Descendent.</p> <p>Initials: _____</p> <p>Date: _____</p>

	<p>Implementation of mitigation measures Mitigation Measures CUL-1 through CUL-4 would ensure that the project would not have a significant impact on buried archaeological resources.</p>		
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***Hazards and Hazardous Materials***

<p><b>Impact HAZ-1:</b> Construction of the project has the potential to expose construction workers to legacy agricultural chemicals and/or aerially deposited lead due to past agricultural uses in the vicinity and the site's proximity to Highway 1.</p>	<p><b>Mitigation Measure HAZ-1a:</b> Prior to issuance of grading permits, the project applicant shall collect shallow soil samples in the near surface soil within the proposed project area and test them for organochlorine pesticides and pesticide-based metals such as arsenic and lead to determine if contaminants from previous agricultural operations and aerial deposition occur at concentrations above established construction worker safety and commercial/industrial standard environmental screening levels. The project applicant shall submit a soil sampling report for any proposed preconstruction soil sampling chemical characterization to the Santa Cruz County Environmental Health Division (CSCEHD) irrespective of laboratory results, and to the City of Watsonville Community Development Director or the Director's designee at the City of Watsonville Community Development Department within 60 days of collecting the soil samples. The copy for SCCEHD shall be submitted electronically directly to John Gerbrandt at <a href="mailto:John.Gerbrandt@santacruzcounty.us">John.Gerbrandt@santacruzcounty.us</a>.</p> <p>The soil sampling pattern and the number of samples collected and analyzed should be sufficient to characterize the site. The applicant should utilize California's Department of Toxic Substances Control's (DTSC) Interim Guidance for Sampling Agricultural</p>	<p><b>Implementation:</b> Applicant shall implement this measure.</p> <p><b>Timing:</b> Prior to construction activities.</p>	<p><b>Monitoring:</b> City of Watsonville.</p> <p>Initials: _____</p> <p>Date: _____</p>
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	<p>Properties (Third Revision), dated August 7, 2008, to determine the appropriate number and pattern of soil samples to sufficiently characterize the site. This document can be found on DTSC’s website at the following web page: <a href="https://dtsc.ca.gov/advisories-guidance/">https://dtsc.ca.gov/advisories-guidance/</a>. All testing of soil samples collected shall follow the procedures and protocols determined by the CSCEHD.</p> <p>The soil sampling results shall be compared to the appropriate and applicable Environmental Screening Levels (ESLs) of the DTSC, California Regional Water Quality Control Board, San Francisco Bay Region, and USEPA, and shall follow appropriate collection and reporting methodologies, as determined by the CSCEHD. The analytical report of the samples collected shall be to the satisfaction of the CSCEHD.</p> <p>Appropriately licensed and qualified professionals must perform or direct all work requiring engineering, geologic, and/or other professional evaluations or judgments and must properly sign and stamp all reports containing professional evaluations or judgments.</p> <p>If no contaminants are found above the applicable regulatory environmental screening levels, no further action is required.</p>		
<p><b>Impact HAZ-1:</b> Construction of the project has the potential to expose construction workers to legacy agricultural chemicals and/or aerially deposited lead due to past agricultural uses in the vicinity and the site’s proximity to Highway 1.</p>	<p><b>Mitigation Measure HAZ-1b:</b> If pesticide or lead contaminated soils are found in concentrations above the appropriate regulatory environmental screening levels for the proposed project, the project applicant, current property owner, or responsible party may be required to submit an CSCEHD ECP Application, as determined by the CSCEHD. A Site Management Plan (SMP) shall be prepared and implemented to manage the cleanup of potential contamination. The SMP shall be prepared prior to construction to reduce or eliminate exposure risk to human health and the environment, specifically, potential risks associated with the presence of contaminated soils. Any project-generated soil and water that may contain chemicals of concern must be properly characterized, handled, treated, and/or disposed of in accordance with applicable regulations.</p>	<p><b>Implementation:</b> Applicant shall implement this measure.</p> <p><b>Timing:</b> Prior to construction activities.</p>	<p><b>Monitoring:</b> City of Watsonville and Santa Cruz County.</p> <p>Initials: _____</p> <p>Date: _____</p>



<b>Transportation</b>			
<p><b>Impact TRN-1:</b> The project could result in a potentially significant VMT impact.</p>	<p><b>Mitigation Measure TRN-1a: Implementation of a TDM Program.</b> Prior to the commencement of any operations on the project site, the project applicant shall develop and implement a TDM Program that includes the following TDM measures to reduce vehicle trips by employees of the project:</p> <ol style="list-style-type: none"> <li>1. Rideshare Program</li> <li>2. Mandatory Travel Behavior Change Program</li> <li>3. Preferential Carpool Parking Spaces</li> <li>4. Emergency Ride Home Program</li> <li>5. Alternative Work Schedule</li> <li>6. Telecommuting</li> <li>7. Bicycle Parking per Code and Showers/Changing Rooms</li> </ol> <p>The project applicant shall submit compliance reports describing the implementation status of each of the seven TDM measures to the Community Development Director on an annual basis for five years following project approval (through 2028). Reports shall be due by the end of March.</p>	<p><b>Implementation:</b> Applicant shall implement this measure.</p> <p><b>Timing:</b> Prior to commencement of any operations on the project site.</p>	<p><b>Monitoring:</b> City of Watsonville.</p> <p>Initials: _____</p> <p>Date: _____</p>
<p><b>Impact TRN-1:</b> The project could result in a potentially significant VMT impact.</p>	<p><b>Mitigation Measure TRN-1b: Payment of a VMT Mitigation Banking Fee Program Fee.</b> Prior to the commencement of any operations on the project site, the project applicant shall participate in the Watsonville VMT Mitigation Banking Fee Program by paying the established per vehicle mile traveled by employee fee in effect at the time of participation in the Program.</p> <p>The combination of the implementation of the proposed Mitigation Measure TRN-1a Implementation of a TDM Program and Mitigation Measure TRN-1b Payment of the VMT Banking Fee Program fee would result in a reduction of VMT generated by the project to a less than significant level, therefore the project would result in a less than significant VMT impact.</p>	<p><b>Implementation:</b> Applicant shall implement this measure.</p> <p><b>Timing:</b> Prior to construction activities.</p>	<p><b>Monitoring:</b> City of Watsonville.</p> <p>Initials: _____</p> <p>Date: _____</p>

**Tribal Cultural Resources**

<p><b>Impact TRI-1:</b> Some Native American artifacts may not be considered unique archaeological resources under the CEQA guidelines.</p>	<p><b>Mitigation Measure TRI-1: Consider all Native American Archaeological Discoveries to be Significant Resources.</b> All Native American artifacts (tribal finds) shall be considered as a significant Tribal Cultural Resource, pursuant to PRC 21074 until the lead agency has enough evidence to make a determination of significance. The City shall coordinate with an archaeologist who meets the U.S. Secretary of the Interior’s Professional Qualifications, as well as an appropriate tribe or tribes, as determined by the NAHC, to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis. An archaeological report will be written detailing all archaeological finds and submitted to the City and the Northwest Information Center.</p>	<p><b>Implementation:</b> City of Watsonville shall implement this measure with a qualified archeologist.</p> <p><b>Timing:</b> During all grading and subsurface excavation activities when tribal artifacts are discovered.</p>	<p><b>Monitoring:</b> City of Watsonville and a qualified archeologist.</p> <p>Initials: _____</p> <p>Date: _____</p>
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