

**Mitigation Monitoring and Reporting Program
for the
FINAL
Environmental Impact Report
Vega Solar Project
County of Merced, California**

State Clearinghouse No. 2013021011

Prepared for:



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Table 1: Vega Solar Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
1. Aesthetics, Light, and Glare					
<p>MM AES-3: The Applicant shall prepare a lighting plan for project implementation. The lighting plan shall define the proposed locations, types, and intensity of lighting to be used for security and operational uses at the Operations and Maintenance Building, the project substation and Switchyard as well as design features proposed by the Applicant and additional features, as needed, to minimize sky glow effects. The number of lighting fixtures shall be limited to the minimum required, as shall the intensity of lighting. Light fixtures shall be installed on poles of minimal height and/or be building-mounted and positioned down and into the facilities and shielded so that neither the lamp nor the related reflector interior surface would be visible from outside the footprint of the facilities. The lighting plan shall be subject to review and approval by the Merced County Planning and Community Development Department for consistency with this mitigation prior to approval of a building permit.</p>	Approval of plan by Merced County Planning and Community Development Department	Prior to approval of a building permit for proposed project	Merced County Planning and Community Development Department		
2. Agricultural Resources					
<p>MM AG-1a: Prior to issuance of a building permit, the Applicant shall provide a permanent conservation easement over 178.3 acres of land designated under the California Department of Conservation Farmland Mapping and Monitoring Program as Prime Farmland (143 acres) and Farmland of Statewide Importance (35.3 acres) to ensure that a total of 143 acres of Prime Farmland are retained at a 1:1 ratio and 35.3 acres of Farmland of Statewide Importance are retained at a 1:1 ratio consistent with the County’s past productive farmland conservation mitigation practice. The easement shall be recorded by the project Applicant, or equivalent mitigation may be provided by the Applicant through payment to a qualified third party land trust with 501(b)(3) status, subject to review and approval of the Merced County Planning and Community Development Department.</p>	Review and approval by Merced County Planning and Community Development Department	Prior to approval of a building permit for proposed project	Merced County Planning and Community Development Department		

Table 1 (cont.): Vega Solar Project Mitigation Monitoring and Reporting Program

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The Applicant agrees to limit crops on the mitigation lands to pasture crops, including but not limited to alfalfa, provided the County agrees that farming pasture crops such as alfalfa on the mitigation lands satisfies the applicant’s mitigation requirements for both the project’s impacts to Prime agricultural lands and Farmland of Statewide Importance (mitigation measure AG-1a) and the project’s impacts to Swainson’s hawk foraging habitat (mitigation measure BIO-1h).					
MM AG-1b: Immediately following the cessation of project business operations or the abandonment of the project, the Applicant shall implement the Soil Reclamation Plan, to decommission and reclaim the soil to fulfill the restoration of future agricultural use. Prior to issuance of the first building permit, and to the satisfaction of the Merced County Planning Director, the Applicant shall establish a Soil Reclamation Plan Fund, including a graduated funding timeline linked to construction phases. Payments to the Soil Reclamation Plan Fund shall commence no later than upon issuance of first building permit. Prior to the issuance of the first building permit, the Applicant shall post a performance bond or similar instrument to ensure completion of the activities under the Soil Reclamation Plan. Financial assurances for the Soil Reclamation Plan will be reviewed triennially and adjusted for inflation, as necessary, by the Merced County Planning Department to determine if finances are sufficient to perform reclamation of the project. Financial assurances must be adjusted if, during the triennial review, finances are determined by the Merced County Planning Department to be insufficient to fully implement the Soil Reclamation Plan.	Approval of Merced County Planning Director	Prior to approval of a building permit for proposed project	Merced County Planning Department		

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4. Biological Resources					
<p>MM BIO-1a: Because there is a remote potential for San Joaquin kit foxes to occur on site, the United States Fish and Wildlife Service (USFWS) Standardized Recommendations for Protection of the San Joaquin Kit Fox Prior to or During Ground Disturbance shall be followed. The measures listed below have been excerpted from those Standardized Recommendations and will protect San Joaquin kit foxes from direct mortality and from destruction of active dens and natal or pupping dens. The following measures shall be implemented:</p> <ul style="list-style-type: none"> • Pre-construction surveys shall be conducted no fewer than 14 days and no more than 30 days prior to the beginning of ground disturbance and/or construction activities, or any project activity likely to impact the San Joaquin kit fox. Exclusion zones shall be placed in accordance with USFWS Recommendations using the following: <ul style="list-style-type: none"> Potential Den 50-foot radius Known Den 100-foot radius Natal/Pupping Den Contact U.S. Fish and Wildlife Service (Occupied and Unoccupied) for guidance Atypical Den 50-foot radius • If dens must be removed, they must be appropriately monitored and excavated by a trained wildlife biologist. Replacement dens will be required. Destruction of natal dens and other known kit fox dens must not occur until authorized by USFWS. • Project-related vehicles shall observe a 20-mile-per-hour speed limit in all project areas, except on county roads and state and federal highways; this is particularly important at night when kit foxes are most active. Nighttime construction shall be avoided, unless the construction area is appropriately fenced to exclude kit foxes. The area within any such fence must be determined to be uninhabited by San Joaquin kit foxes prior to initiation of construction. This exclusion zone fencing should be maintained until all construction- 	Pre-construction survey	No fewer than 14 days and no more than 30 days prior to the beginning of ground disturbance and/or construction activities	Merced County Planning and Community Development Department		

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<p>related or operational disturbances have been terminated. At that time, all exclusion fencing shall be removed and “wildlife friendly” fencing installed in its place. Off-road traffic outside of designated project areas shall be prohibited.</p> <ul style="list-style-type: none"> • To prevent inadvertent entrapment of kit foxes or other animals during the construction phase of the project, all excavated, steep-walled holes or trenches more than 2 feet deep shall be 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. Before such holes or trenches are filled, they should be thoroughly inspected for trapped animals. • Kit foxes are attracted to den-like structures such as pipes and may enter stored pipe, becoming trapped or injured. All construction pipes, culverts, or similar structures with a diameter of 4 inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe should not be moved until the USFWS has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved once to remove it from the path of construction activity, until the fox has escaped. • All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers and removed at least once a week from the project site. • No firearms shall be allowed on the project site. • To prevent harassment, mortality of kit foxes or destruction of dens by dogs or cats, no pets shall be permitted on project site. • A representative shall be appointed by the Applicant who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox, or who finds a dead, injured, or entrapped individual. The representative’s name and telephone number shall be provided to the USFWS and the California Department of Fish and Wildlife (CDFW). 					

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<ul style="list-style-type: none"> • In the case of trapped animals, escape ramps or structures shall be installed immediately to allow the animal(s) to escape, or the USFWS and CDFW should be contacted for advice. • Any contractor, employee(s), or military or agency personnel who inadvertently kills or injures a San Joaquin kit fox shall immediately report the incident to their representative. This representative shall contact the CDFW immediately in the case of a dead, injured, or entrapped kit fox. • The Sacramento Fish and Wildlife Office and CDFW will be notified in writing within 3 working days of the accidental death or injury to a San Joaquin kit fox during project related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. The USFWS contact is the Chief of the Division of Endangered Species, 2800 Cottage Way, Suite W2605, Sacramento, CA 95825-1846, at (916) 414-6620. 					
<p>MM BIO-1b: If project construction is proposed between February 1 and August 31, a qualified raptor biologist shall conduct pre-construction surveys for Swainson’s hawk nests no more than 14 days prior to ground-disturbing activity. If new, active nests are found and located within 0.5 mile of proposed heavy equipment operations or construction activities, the Applicant shall consult with CDFW to determine the appropriate course of action, based on the guidance provided in the Staff Report Regarding Mitigation for Impacts to Swainson’s Hawks in the Central Valley of California to reduce potential impacts on nesting Swainson’s hawks and to determine under what circumstances equipment operation and construction activities can occur. Possible measures to reduce potential impacts could include creation of buffers, limits on the timing or location of use of equipment, limits on the types of equipment used to reduce noise intensity, etc. Equipment operation and construction activities shall be suspended until CDFW provides direction.</p>	Pre-construction survey	No more than 14 days prior to ground-disturbing activity between February 1 and August 31	Merced County Planning and Community Development Department		

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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>MM BIO-1c: A pre-construction clearance survey shall be conducted to determine if burrowing owls currently occupy the project site. The pre-construction clearance survey shall be conducted within 14 days prior to ground-disturbing activities. Survey methodology shall be consistent with the new CDFW’s 2012 Staff Report on Burrowing Owl Mitigation. Since no suitable burrows were discovered during the initial biological reconnaissance survey, the pre-construction survey shall consist of a one-day survey effort within all suitable habitat and within 500 feet of the project site. If burrowing owls are observed onsite, Mitigation Measure BIO-1d and BIO-1e shall be implemented to reduce any potential project impact.</p>	Pre-construction survey	Within 14 days prior to ground-disturbing activities	Merced County Planning and Community Development Department		
<p>MM BIO-1d: If burrowing owl(s) are observed onsite during the pre-construction clearance survey, consultation with CDFW shall occur to determine the next appropriate steps. Additional focused surveys may be warranted to determine the quantity and location of nesting/migrating burrowing owls. Areas currently occupied by burrowing owls shall be avoided for the duration of residing onsite and/or nesting period. If burrowing owls cannot be avoided by the proposed project, implementation of Mitigation Measure BIO-1e shall be warranted to reduce any potential project-related impacts to less than significant.</p>	Pre-construction clearance	During pre-construction clearance (if burrowing owls are observed)	Merced County Planning and Community Development Department		
<p>MM BIO-1e: If burrowing owls are determined to occupy the project site prior to construction activities and these occupied areas cannot be avoided, then additional measures such as passive relocation during the non-breeding season may be utilized to reduce any potential impacts. Burrow exclusion involves the installation of one-way doors in burrow openings during the non-breeding season to temporarily exclude burrowing owls, or permanently exclude burrowing owls and close burrows after verifying burrows are empty by site monitoring and scoping. Existing or artificial burrows situated less than 75 meters from the project site is the ideal scenario for successful passive relocation. Additional factors for successful passive relocation are included in the</p>	Pre-construction clearance	During pre-construction clearance (if burrowing owls are observed)	Merced County Planning and Community Development Department		

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CDFW’s 2012 Staff Report on Burrowing Owl Mitigation. When a qualified biologist is able to determine that burrowing owls are no longer occupying the project site and passive relocation has been deemed successful, construction activities may continue.					
MM BIO-1f: Pursuant to the Migratory Bird Treaty Act and CDFW Code, removal of any trees, shrubs, or any other potential nesting habitat (e.g., removal of small mammal burrows of suitable size for burrowing owl, trees identified with active Swainson’s hawk nests, etc.) shall be conducted outside of the avian nesting season. The nesting season generally extends from early February through August but can vary slightly from year to year, based upon seasonal weather conditions. Construction generally occurs during the dry season in the spring and summer months (during nesting season) to avoid inclement weather. If construction is planned during the nesting season (between February and August), the Merced County Planning Department shall require the Applicant to implement Mitigation Measure BIO-1g.	Merced County Planning and Community Development Department. To verify construction outside of nesting season, generally from early February through August.	Prior to removal of trees, shrubs, or any other potential nesting habitat. During the nesting season, generally from early February through August.	Merced County Planning and Community Development Department		
MM BIO-1g: A qualified biologist shall conduct a pre-construction survey for nesting migratory birds and tree- and ground-nesting raptors in all trees or ground squirrel burrows occurring within 500 feet of project areas. Pre-construction surveys shall also be conducted prior to tree trimming or tree removal. These surveys shall be conducted within 30 days of first ground disturbance if construction activities occur during the breeding season (February 1 to August 31).	Pre-construction survey	30 days prior to first ground disturbance between February 1 and August 31; also will be conducted prior to tree trimming or tree removal.	Merced County Planning and Community Development Department		

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<p>MM BIO-1h: The Applicant shall compensate for the temporary loss of 178.3 acres of Swainson’s hawk foraging habitat; such Swainson’s hawk foraging habitat mitigation lands may coincide with preserved agricultural lands. Compensation shall be consistent with guidance provided in the CDFW’s Staff Report Regarding Mitigation for Impacts to Swainson’s Hawks in the Central Valley of California. Consistent with the CDFW staff report, habitat management lands shall be provided at the ratio of 1:1 (mitigation:impact), where such lands provide foraging habitat, or at a ratio of 0.5:1 (mitigation:impact), where such lands would be actively managed, to enhance and maintain Swainson’s hawk prey and foraging conditions. Regardless of which mitigation ratio is used, the habitat management lands shall be of equal or greater quality than what would be lost as a result of the proposed project. A detailed description of the location and boundaries of the easements to be maintained and managed as Swainson’s hawk foraging habitat shall be provided by the Applicant prior to issuance of first building permits.</p> <p>The Applicant agrees to limit crops on the mitigation lands to pasture crops, including but not limited to alfalfa, provided the County agrees that farming pasture crops such as alfalfa on the mitigation lands satisfies the applicant’s mitigation requirements for both the project’s impacts to Prime agricultural lands and Farmland of Statewide Importance (mitigation measure AG-1a) and the project’s impacts to Swainson’s hawk foraging habitat (mitigation measure BIO-1h).</p> <p>Prior to conducting any earthmoving activity for the proposed project, the Applicant shall record one or more conservation easements consistent with the Staff Report Regarding Mitigation for Impacts to Swainson’s hawks in the Central Valley of California. The conservation easement(s) shall be executed by the Applicant and a conservation operator. The conservation easement(s) shall be reviewed and approved in writing by CDFW prior to the recordation for the purpose of confirming consistency with measures contained in CDFW’s Staff Report Regarding Mitigation for Impacts to Swainson’s Hawks in the Central Valley of California.</p>	Submittal of conservation easements	Prior to conducting earth moving activity	Reviewed and approved in writing by CDFW; Merced County Planning and Community Development Department.		

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<p>MM BIO-1i: The Applicant shall construct all transmission facilities, towers, poles, and lines in accordance with and that will comply with all policies set forth in the Suggested Practices for Raptor Protection on Power Lines: The State of the Art in 2006 (APLIC 2006), to minimize avian electrocutions as a result of the project and minimize predation on San Joaquin kit fox and its prey by applying perch management techniques. Details of design components shall be indicated on all construction plans and measures to comply with Avian Power Line Interaction Committee (APLIC) policies, and guidelines shall be detailed in a separate attachment, all of which shall be submitted with the building permit application for County approval. The Applicant shall monitor for new versions of the APLIC guidelines and update designs or implement new measures as needed during project construction, provided these actions do not require the purchase of previously ordered transmission line structures. Measures may include but are not limited to the following:</p> <ul style="list-style-type: none"> • Increasing separation of cables to achieve adequate distance for the raptor species; • Covering energized parts and/or covering grounded parts with materials appropriate for providing incidental contact protection for birds; and • Installing perch guards on distribution line poles to discourage raptors from perching on the poles. 	Submittal of Avian Protection Plan and construction plans	Prior to Final EIR for Avian Protection Plan and prior to submittal of building permit application for APLIC measures	Merced County Planning and Community Development Department.		
5. Cultural Resources					
<p>MM CUL-1: In the event that buried historic resources are discovered during construction, or decommissioning, all work shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. If resources discovered on the project site are determined by a qualified archaeologist to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified and recommended to Merced County. Appropriate mitigation</p>	Site inspection (if historic resources are discovered)	During construction/ decommissioning	Merced County Planning and Community Development Department		

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measures for significant resources could include avoidance or capping; incorporation of the resource in green space, parks, or open space; or data recovery excavations of the finds. The Applicant shall fund the recommended mitigation measures.					
<p>MM CUL-2: In the event that buried cultural resources are discovered during construction or decommissioning, all work shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist shall make recommendations to Merced County on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria. The Applicant shall be responsible for the costs of retaining a qualified archaeologist and the recording of resources on DPR forms.</p> <p>No further grading shall occur in the immediate vicinity of the discovery until Merced County approves the measures to protect these resources. Any archaeological artifacts recovered because of mitigation shall be donated to a qualified scientific institution approved by Merced County where they would be afforded long-term preservation to allow future scientific study.</p>	Site inspection (if cultural resources are discovered)	During construction/ decommissioning	Merced County Planning and Community Development Department		

Table 1 (cont.): Vega Solar Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>MM CUL-3: In the event a fossil or fossil formations are discovered during any subsurface construction activities for the proposed project (i.e., trenching, grading) during construction and decommissioning, all excavations within 100 feet of the find shall be temporarily halted until the find is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The paleontologist shall notify the appropriate representative at the County of Merced, who shall coordinate with the paleontologist as to any necessary investigation of the find. If the find is determined to be significant under CEQA, the County, based on the recommended mitigation measures of the paleontologist, shall require the Applicant to implement those measures, which may include avoidance, preservation in place, or other appropriate measures, as outlined in Public Resources Code Section 21083.2. The Applicant shall fund the costs of the qualified paleontologist and any required analysis.</p>	<p>Site inspection (if fossil or fossil formations are discovered)</p>	<p>During construction/ decommissioning</p>	<p>Merced County Planning and Community Development Department</p>		
<p>MM CUL-4: In the event that human remains are unearthed during excavation and grading activities of construction and decommissioning phases of the project, all activity shall cease immediately. Pursuant to State Health and Safety Code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to CEQA regulations and Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall notify the Native American Heritage Counsel (NAHC) within 24-hours. The NAHC shall then contact the most likely descendant of the deceased Native American, who shall be consulted on how to proceed with the remains.</p>	<p>Site inspection (if human remains are discovered)</p>	<p>During construction/ decommissioning</p>	<p>Merced County Planning and Community Development Department</p>		

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6. Geology, Soils, and Seismicity					
<p>MM GEO-1: The Applicant shall submit a detailed, design-level geotechnical report prepared by a registered engineer to identify foundation, structural, and other development design standards to be implemented that identifies specific engineering methods to address any seismic shaking, potential liquefaction hazards, and expansive soils issues. Development design shall be consistent with all applicable federal, state, and local seismic standards. The Applicant shall incorporate all recommendations from the geotechnical report into the design of the project. Building plans and design drawings shall be subject to review and approval by the Merced County Building Department for consistency with the recommendations prior to issuance of a building permit.</p>	Submittal of geotechnical report	Building plan and design review	Merced County Planning and Community Development Department		
8. Hydrology and Water Quality					
<p>MM HYD-1a: Prior to issuance of a building permit, the applicant shall obtain a State Registered Waste Discharge Identification (WDID) Number from the Regional Water Quality Control Board, in accordance with 2009-0009-DWQ Construction General Permit. The Applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB) and the County. In accordance with RWQCB requirements, the SWPPP shall contain a site map(s) showing the construction site perimeter, existing and proposed buildings, lots, roadways, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP shall list Best Management Practices (BMPs) that the Applicant shall use to protect stormwater runoff and shall describe the placement of those BMPs. These BMPs shall include, or be similar to, those temporary, construction phase measures listed in Section 5.2, Temporary Construction BMPs, of the April 2010 Water Quality Assessment. These Construction BMPs may include but are not limited to site management BMPs, non-stormwater BMPs, erosion control</p>	Submittal of Stormwater Pollution Prevention Plan	Prior to issuance of building permit	Merced County Planning and Community Development Department; Regional Water Quality Control Board		

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BMPs such as soil cover, and sediment control BMPs such as access roads controls. Additionally, the SWPPP shall contain a visual monitoring program and a chemical monitoring program for “non-visible” pollutants to be implemented if there is a failure of BMPs.					
MM HYD-1b: Before the completion of the construction phase, the Applicant shall submit to the County a list of BMPs that shall be implemented during the operational phase to reduce onsite erosion and sedimentation and offsite conveyance of surface runoff. These BMPs shall be consistent with or similar to those measures listed in Section 5.1, Post-Construction BMPs and Runoff Reduction Measures, of the April 2010 Water Quality Assessment. These construction Best Management Practices (BMPs) may include, but are not limited to site management BMPs, non-stormwater BMPs, erosion control BMPs, and sediment control BMPs.	Submittal of list of BMPs	Before completion of construction phase	Merced County Planning and Community Development Department		
MM HYD-1c: Prior to the County’s approval of final construction permits, a Soil Reclamation Plan shall be prepared and submitted to the County. The Soil Reclamation Plan shall include BMPs and other implementable measures and provisions as required or recommended by the County to provide erosion control during project decommissioning. Since it is not possible at this time to predict and map all future, specific, onsite erosion control structures necessary to control erosion and sedimentation prior to the completion of project site restoration, a qualified professional supervising the restoration shall make specific recommendations for additional erosion control structure placement during the restoration phase. Annual reports shall be prepared and submitted for County approval for the first three (3) years following the start of project decommissioning and shall document the removal of the equipment and structures, including but not limited to the O&M building and substation, solar panels, trackers, DC cabling, combiner boxes, inverters, transformers, and driveways. The annual reports shall also document the effectiveness of the revegetation program.	Submittal of Soil Reclamation Plan	Prior to approval of final construction permits	Merced County Planning and Community Development Department		

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All temporary erosion control structures shall be monitored and maintained on an annual basis until such time that the revegetation program has satisfactorily passed the standards set forth in the Soil Reclamation Plan. Prior to the start of the wet season in the year revegetation standards are met, temporary erosion control structures shall be cleaned out and improved (if needed) one final time. These structures shall subsequently be left in place to complement the permanent erosion control protection afforded by revegetation.					
10. Noise					
MM NOI-1a: Active hours of construction and decommissioning at the project site, including transporting of construction material, shall be limited to between the hours of 7 a.m. and 6 p.m., Monday through Friday. No construction or decommissioning shall occur on weekends or federal holidays.	Submittal of construction contracts with time limitations included in the contract	During construction	Merced County Planning and Community Development Department		
MM NOI-1b: Construction equipment used during the construction and decommissioning phases shall be properly maintained in accordance with manufacturers’ specifications and shall be fitted with the best available noise suppression devices (e.g., mufflers, silencers, wraps). All impact tools shall be shrouded or shielded, and all intake and exhaust ports on power equipment shall be muffled or shielded.	Submittal of construction contracts with required measures included in the contract	During construction	Merced County Planning and Community Development Department		

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MM NOI-1c: Construction equipment used during construction and decommissioning shall not idle for extended periods of time (no more than 5 minutes) near adjacent land uses.	Submittal of construction contracts with required measure included in the contract	During construction	Merced County Planning and Community Development Department		
MM NOI-1d: Stationary equipment (compressors, generators, and cement mixers) used during construction and decommissioning shall be located as far away from the residential uses as feasible.	Submittal of construction contracts with required measures included in the contract	During construction	Merced County Planning and Community Development Department		
MM NOI-1e: During pile installation, the contractor must either buffer the noise by the use of sound shields between residences and construction, or schedule construction when the residences are not occupied. Sound shields shall consist of wood noise barriers and/or acoustical blankets around the work area where pile drivers and all other construction equipment are being used within 1,000 feet of any residences. The barriers shall be placed to break the line of sight from the noise source and the nearest residences. The barrier shall incorporate industry standard sound absorbing materials to control sound build-up and reflections at the construction site.	Submittal of construction contracts with required measure included in the contract	During pile installation	Merced County Planning and Community Development Department		

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12. Transportation					
<p>MM TRANS-1a: The Applicant shall require construction and decommissioning contracts to contain special provisions requiring that a traffic management plan be prepared. The traffic management plan shall be provided to the County of Merced for review and approval prior to issuance of grading permits. The traffic management plan shall include strategies for minimizing impacts to traffic, effectively managing traffic flow and reducing the number of trips accessing the project site during the AM and PM peak hours. These strategies shall include, but not be limited to:</p> <ul style="list-style-type: none"> • Require parking within designated areas on the project site and prohibit parking along the shoulders of adjacent roadways. • Provide for emergency vehicle movement through the project area at all times during construction and decommissioning. • The Applicant or the construction contractors shall conduct early coordination with utility service providers, law enforcement, and emergency service providers to ensure minimal disruption to service during construction. • Implement a ride-sharing program to encourage carpooling amongst workers. The traffic management plan shall include a monitoring requirement to ensure that a minimum of 20 percent of construction workers are participating in the program. • Adjust work schedules so workers do not access the project site during the peak hours. • Provide approved offsite parking for workers with shuttle services to transport them onsite. • Facilitate materials delivery during off-peak traffic hours and comply with regulations governing oversized loads. 	Submittal of traffic management plan	Prior to issuance of grading permits	Merced County Planning and Community Development Department		

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<p>MM TRANS-1b: Prior to issuance of building permits, the project Applicant shall coordinate with the Merced County Department of Public Works to finalize the access approaches from Pole Line Road, and shall be required to pave each of their proposed access approaches. The project Applicant shall also enter into a Road Maintenance Agreement with the County for the restoration of the County roads if they are deemed to have been significantly degraded by the construction activities. The fee amount included in the Road Maintenance Agreement shall be mutually agreed upon by the Applicant and the County.</p>	<p>Coordination with Merced County Department of Public works and Road Maintenance Agreement with County</p>	<p>Prior to issuance of building permits</p>	<p>Merced County Planning and Community Development Department</p>		

