

CEQA FINDINGS

INTRODUCTION

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 Transportation Agency for Monterey County (TAMC), as the lead agency for the Fort Ord Regional Trail and Greenway (FORTAG) Project (the Project). These Findings of Fact pertain to the Final Environmental Impact Report (EIR), State Clearinghouse #2019060053.

TAMC finds and declares that the Final EIR has been completed in compliance with CEQA and the CEQA Guidelines. Scoping meetings were held in Seaside and Marina on June 27, 2019 to assist TAMC in determining the scope of the EIR. Following completion of the Draft EIR, public meetings were held in Seaside and Marina to summarize the environmental analysis and receive public comments. The Draft EIR was circulated for a 57-day public review period that began on November 7, 2019 and ended on January 3, 2020. During the public review period, TAMC gave presentations on the Draft EIR to the TAMC Board of Directors, the Monterey Peninsula Regional Park District (MPRPD) Board of Directors, and to the Cities of Monterey, Seaside, Del Rey Oaks, and Marina. An additional presentation was given on February 12 to the MPRPD Board of Directors and the public to discuss the portion of the trail that would run through the Frog Pond Wetland Preserve, and to receive public comments.

TAMC finds and certifies that the Final EIR was reviewed and information contained in the Final EIR was considered prior to any approval associated with the Project. TAMC evaluated comments on the environmental issues received from persons who reviewed the Draft EIR. In accordance with CEQA, TAMC prepared written responses describing the disposition of significant environmental issues raised. The Final EIR provides adequate, good faith and reasoned responses to the comments. TAMC reviewed the comments received and the responses thereto and has determined that neither the comments received, nor the responses to such comments, add significant new information regarding environmental impacts. TAMC finds that all information added to the EIR after public notice of the availability of the Draft EIR for public review but before certification merely clarifies or amplifies or makes insignificant modifications in an adequate EIR and does not require recirculation. TAMC has based its actions on a full evaluation of all comments in the record of the proceedings concerning the environmental impacts identified and analyzed in the EIR.

Based upon its review of the Final EIR, TAMC finds that the Final EIR is an adequate assessment of the potentially significant environmental impacts of the Project and represents the independent judgment of TAMC. Further, TAMC finds and declares that substantial evidence for each and every finding made herein is contained in the Draft EIR and Final EIR, and other materials found in the record of the proceedings relative to the FORTAG project. Moreover, TAMC finds that where more than one reason exists for any finding, TAMC finds that each reason independently supports such finding, and that any reason in support of a given finding individually constitutes a sufficient basis for that finding.

DESCRIPTION OF THE FORTAG PROJECT

The FORTAG project would involve the phased design and construction of a multi-use trail in northwestern Monterey County, generally encircling the cities of Seaside, Del Rey Oaks, Monterey, and Marina and the California State University, Monterey Bay (CSUMB) campus. The proposed alignment includes approximately 28 miles of new paved trail, primarily on the inland side of State Route 1 (SR 1). The Trail would accommodate pedestrians and bicyclists of all abilities. Within some segments the proposed alignment would include an adjacent four- to eight-foot side path separated from the main path

to accommodate equestrian use. Dogs would be allowed on-leash throughout the system. The estimated number of Trail users would be between 1,000 and 3,000 daily, with the highest usage occurring on the CSUMB campus and near the Monterey Bay Coastal Recreation Trail (Coastal Rec Trail).

The majority of the Trail would be a 12-foot-wide paved path, with a two-foot-wide unpaved shoulder on both sides, for a total of 16 feet in width. For approximately 1.3 miles of the Trail (4.6 percent of the total proposed alignment), FORTAG would include an adjacent four- to eight-foot wide side path, separated from the paved path, which would permit equestrian use. The side path would be composed of compacted native soil and separated from the paved path by a minimum of four feet. A small portion of the Trail (approximately 2,000 feet or one percent) would be developed on existing paved roadways in two locations: in Del Rey Oaks on Angelus Way, between Rosita Road and Del Rey Gardens; and in Marina on Beach Road, between Del Monte Boulevard and De Forest Road. Where space allows, the Trail would be surrounded by an open space greenway buffer on both sides.

The proposed alignment, when combined with Coastal Rec Trail, would generally form three loops that roughly encircle the City of Marina, the CSUMB campus, and the City of Seaside, respectively.

EFFECTS DETERMINED TO BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS

The Draft EIR identified certain potentially significant effects that could result from the Project. However, TAMC finds, for the reasons stated in the Draft and Final EIR, that mitigation identified in the Draft EIR and retained or modified in the Final EIR would reduce the identified potentially significant effects to less-than-significant levels. TAMC finds that all the mitigation measures in the EIR are feasible and agrees to adopt the mitigation monitoring and reporting plan (MMRP) prepared in conjunction with the Final EIR. Accordingly, changes or alterations have been required or incorporated into the Project which would avoid or substantially lessen the significant effects as identified in the Final EIR and adoption of the mitigation measures would reduce these significant or potentially significant effects to less-than-significant levels. The EIR determined that no project effects would be significant and unavoidable. All effects would be less than significant or less than significant with mitigation incorporated.

As described above, the Project is a trail that would traverse multiple jurisdictions. Therefore, a Master Agreement will be prepared and signed by TAMC and each implementing entity, and Supplemental Agreements will be prepared and signed by TAMC and implementing entities addressing specific trail segments as funding is secured and they come forward for design and construction. The Master Agreement and Supplemental Agreements will require implementation of the mitigation measures contained in the MMRP.

Environmental effects of the project that were determined to be potentially significant, but less than significant with mitigation incorporated, are summarized below.

A. Aesthetics

Impact AES-1. The project would have a substantial adverse effect on a scenic vista where overcrossing and undercrossing components and the raised pathway are installed. This impact would be less than significant with mitigation.

Mitigation:

Mitigation Measure AES-1. Design Structures to be Visually Unobtrusive. For all FORTAG overcrossings and undercrossings, structural design shall be compatible with the surrounding

landscape. Overcrossings shall be designed with visual permeability to the extent feasible. Openings shall provide viewing to frame the viewshed. Materials used shall be visually light, with natural-appearing materials and earth-toned colors compatible with the viewshed. Undercrossing entrances and exits shall include materials with textures and forms that relate to the immediate surroundings. Where feasible, install hardscaping that is of natural materials, landscaping that is compatible with the local natural plant palette, or other design features that soften the entrances and exits as they transition into and out of sloped areas. Surfaces shall be graffiti-resistant and readily repaired from graffiti. Specific design features shall be included in the final plan set and subject to implementing entity review and approval, prior to the initiation of construction. The implementing entity for any segment containing an overcrossing or undercrossing shall review the design plans for these structures to ensure they meet these requirements prior to issuance of building permits.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

Impact AES-3. The proposed retaining walls, undercrossings, overcrossings, raised pathway, and Trail amenities could change the visual character of the public views of the site where the trail alignment is in non-urbanized areas, potentially causing significant impact. In urban/suburban areas, the project would not conflict with applicable zoning, and would support goals and policies in adopted general plans; where no regulation or guidance is in place, the project would be subject to the mitigation below. Overall, the impact would be less than significant with mitigation.

This impact would be mitigated by *Mitigation Measure AES-1, Design Structures to be Visually Unobtrusive*, above, and *Mitigation Measure AES-3, Amenity Design*, below.

Mitigation:

Mitigation Measure AES-3. Amenity Design. Trail amenities such as kiosks, shade structures, and other ancillary structures shall be designed to be compatible with the natural environment or surrounding community character. Reflective and glare-producing materials shall be prohibited, and muted finishes encouraged. The color and texture of armoring materials shall be visually compatible with the appearance of the surrounding area. These design features shall be included in the final plan set prior to the initiation of construction for each Trail segment, and shall be approved by the implementing entity prior to permit approval.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

Impact AES-4. Potential new lighting in some FORTAG segments would not substantially adversely affect nighttime views or create glare hazards. This impact would be less than significant with mitigation.

Mitigation:

Mitigation Measure AES-4. Install Dark Sky-Compliant Lighting Prior to Operation. The project shall employ dark sky-compliant lighting for all Trail lighting, except where the Trail crosses existing roadways and shielded safety lighting is necessary to eliminate conflict zones with vehicles. This style of lighting minimizes the release of light upwards into the atmosphere or outward past the Trail path, in part, with full cut-off luminaires.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

B. Agricultural and Forestry Resources

Impact AG-1. The project would convert Important Farmland to non-agricultural use if a design option is selected for the Northern Marina segment. This impact would be less than significant with mitigation.

Mitigation:

Mitigation Measure AG-1. Implement Agricultural Land Conservation Measures. Prior to issuance of grading permits for any of the Northern Marina segment alignment design options, the implementing entity shall provide that for every 1.0 acre of FMMP Important Farmland (Prime Farmland, Unique Farmland, and Farmland of Statewide Importance) that would be converted to non-agricultural use as a result of Trail development, 1.0 acre of land of comparable agricultural productivity shall be preserved in perpetuity. The 1:1 mitigation shall be satisfied through one of more of the following:

- a. Granting a perpetual conservation easement(s), deed restriction(s), or other farmland conservation mechanism(s) to Monterey County or another qualifying land management entity, such as the Ag Land Trust, for the purpose of permanently preserving agricultural land. The required easement(s) area or deed restriction(s) shall total a minimum of 0.81 acre of FMMP Important Farmland, or as determined based on final design for the design option within the study area. The land covered by said off-site easement(s) or deed restriction(s) shall be located in Monterey County.
- b. Making an in-lieu payment to a qualifying entity, such as the Ag Land Trust, to be applied toward the future purchase of a minimum of 0.81 acre of FMMP Important Farmland in Monterey County, together with an endowment amount as may be required. The payment amount shall be determined by the qualifying entity or a licensed appraiser.
- c. Making an in-lieu payment to a qualifying entity, such as the Ag Land Trust, to be applied toward a future perpetual conservation easement, deed restriction, or other farmland conservation mechanism to preserve a minimum of 0.81 acre of FMMP Important Farmland in Monterey County. The amount of the payment shall be equal to 110 percent of the amount determined by the qualifying entity or a licensed appraiser.

Mitigation Measure AG-1 is based on an Important Farmland conversion total that includes the currently identified design option footprint near Charles Benson Road. If the project plans are refined within the project's study area, the acreage included in the 1:1 mitigation may be adjusted accordingly, using the same calculation methodology as used in the EIR analysis.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

Impact AG-4. Trail construction and use could adversely affect agricultural operations within 50 feet of the Trail. This impact would be less than significant with mitigation.

Mitigation:

Mitigation Measure AG-4(a). Implement Measures to Reduce Construction-Related Conflicts with Agricultural Operations. The following measures shall be implemented during construction to reduce potential conflicts between construction-related activities and agricultural operations; these measures are applicable wherever Trail construction activities occur within proximity to active agricultural operations, and shall be the responsibility of the implementing entity:

- Staging for construction shall not occur in or directly adjacent to active agricultural areas and access to staging areas shall not block or inhibit access to existing farmland or farm access roads
- Where feasible, earth moving construction activities, such as grading and site preparation, within 50 feet of agricultural areas shall not occur during peak harvest periods
- When construction activities must occur during agricultural harvest (for example, to avoid nesting bird season), reasonable access to farmland, as determined by the implementing entity in consultation with the agricultural operators, shall be maintained; while precise timing cannot be specified, the implementing entity would endeavor to consult with the Farmers as early as feasible in the development of the construction schedule
- The construction contractor shall designate a contact for construction-related complaints. Contact information shall be provided to agricultural operators within 50 feet of the Trail, and shall be posted at construction staging areas. The contractor shall respond to complaints in a timely manner.

These measures shall be included in final design plans for FORTAG segments adjacent to agriculture and implemented by the construction contractor. The implementing entity shall review plans to confirm inclusion of these measures and conduct spot-check monitoring during construction to ensure compliance.

Mitigation Measure AG-4(b). Install Fencing and Signage Prior to Operation. Wherever the trail is constructed within 50 feet of agricultural fields, fencing shall be installed between the Trail and adjacent agricultural operations. In addition, signs clearly indicating “No Trespassing” shall be installed at key locations near agricultural operations, to be identified by the implementing entity for Trail segments adjacent to agriculture in consultation with agricultural operators. The signs shall specify the legal ramifications for trespassing on adjacent properties. Additional signage shall be installed, where appropriate, reminding Trail users that dogs must be on leash and remain on the trail, that littering is prohibited, and that dog waste must be removed.

The implementing entity shall be responsible for ensuring the fencing and signs are properly maintained and shall replace fencing and signs when they are removed or damaged such that they are no longer functional.

Mitigation Measure AG-4I. Regularly Remove Solid Waste and Litter during Operation. Once the Trail is open for public use, the implementing entity shall ensure that solid waste is collected from trash receptacles on a reasonable, periodic basis to ensure that the trash and recycling receptacles located along the Trail do not overflow. The frequency shall be determined by the implementing entity and may vary seasonally, with more frequent collection in the summer months when the Trail is busy.

The implementing entity shall also be responsible for collecting litter along the Trail. If litter leaves the Trail ROW, the implementing entity shall ensure that the litter in the vicinity of the Trail that is reasonably attributed to Trail use is removed within a reasonable time frame. Access to agricultural fields for the purpose of litter removal shall be coordinated with on-site agricultural operators, taking into account pesticide/fumigant restrictions and the goal of minimizing soil compaction or direct contact with crops. The implementing entity shall not enter adjacent agricultural fields without express permission by the agricultural operator. All solid waste and recyclable materials shall be properly disposed.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than significant level the significant environmental effects identified in the Final EIR.

Impact AG-5. Agricultural operations could adversely affect Trail users, which may result in conflicts with agricultural operations. This impact would be less than significant with mitigation.

Mitigation:

This impact would be mitigated by *Mitigation Measure AG-4(b)*, included above.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

C. Air Quality

Impact AQ-4. The project would potentially create objectionable odors affecting a substantial number of people. This impact would be less than significant with mitigation.

Mitigation:

Mitigation Measure AQ-4. Install Dog Waste Facilities. Trail construction shall include installation of dog waste disposal bag dispensers with a waste receptacle at every amenity area where trash cans are provided. Waste disposal and bag refills shall be incorporated into the Master Agreement for Trail maintenance through Supplemental Agreements.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

D. Biological Resources

Impact BIO-1. The proposed project would have a substantial adverse effect on species identified as a candidate, sensitive, or special status. Impacts would be less than significant with mitigation incorporated.

Mitigation:

Mitigation Measure BIO-1(a). Conduct Special Status Plant Species Surveys. Prior to issuance of grading permits for each individual segment, surveys for special status plants shall be completed in all natural vegetation communities and in undeveloped areas (including ruderal, and non-native habitats). The surveys shall be floristic in nature and shall be seasonally timed to

coincide with the target species identified in the project-specific biological analysis. A reference site visit shall be conducted for the target species to confirm blooming. All plant surveys shall be conducted by a qualified biologist during the blooming season prior to any ground disturbance. All special status plant species identified shall be mapped onto a site-specific aerial photograph or topographic map with the use of Global Positioning System (GPS) unit. Surveys shall be conducted in accordance with the most current protocols established by the CDFW, USFWS, and the local jurisdictions if said protocols exist. Currently recommended protocols include; CDFW 2018, USFWS 2002c, and CNPS 2001. A plant survey report shall be prepared that: 1) outlines the methodology of surveys and qualifications of surveying biologists; 2) presents the results of the surveys; 3) presents an analysis of potential impacts to non-listed species and a determination of whether or not those impacts could result in jeopardy of a local or regional population; 4) presents a summary of listed species that would be impacted including numbers of individuals and/or acres of occupied habitat; 5) presents the required compensatory mitigation; and 6) recommends any additional tasks that would be required to meet the conditions of *Mitigation Measures BIO-1(b) and BIO-1(c)*. A report of the survey results shall be submitted to the implementing entity. The CDFW and/or USFWS may also require documentation of surveys for consultation purposes. If special status plants are identified within or adjacent to proposed disturbance areas, *Mitigation Measures BIO-1(b)* and/or *BIO-1(c)* shall be implemented. The first of the focused protocol rare plant surveys were completed for the Canyon Del Rey/SR 218 segment, the CSUMB Loop South segment and the CSUMB Loop North segment in the 2019 blooming period. Completed rare plant surveys need not be repeated if construction of a segment occurs within three years of the survey's completion. If construction does not occur within three years, floristic surveys shall be repeated.

Mitigation Measure BIO-1(b). Implement Special Status Plant Species Avoidance, Minimization, and Mitigation. Federally and/or state listed or CRPR List 1B or 2 species shall be avoided to the maximum extent possible. If federally and/or state listed or CRPR List 1B or 2 species are found during special status plant surveys [pursuant to *Mitigation Measure BIO-1(a)*], and listed species would be directly and/or indirectly impacted, or there would be a population-level impact to non-listed species, then the Trail shall be re-aligned a minimum of 50 feet within the study area to avoid impacting those plant species where and if feasible. Listed and other special status plant occurrences, or their habitats, that are not within the immediate disturbance footprint but are located within 50 feet of disturbance limits shall be demarcated as an Environmentally Sensitive Area (ESA), and shall have bright orange protective fencing installed a minimum of 50 feet beyond their extent prior to and during construction activities. Reduction of avoidance buffer distance must be approved by a qualified biologist in consultation with CDFW. No construction activity shall be allowed within these avoidance areas. To avoid encroachment within ESAs, the limits of work shall be clearly shown on all project plans and demarcated on site with high visibility fencing. Work in the vicinity of such ESAs shall be monitored by a qualified biologist to ensure no encroachment. If significant impacts to special status plants cannot be avoided, *Mitigation Measure BIO-1(c)* shall be implemented.

Mitigation Measure BIO-1I. Prepare Habitat Mitigation and Monitoring Plan. If federally and/or state listed plants or non-listed special status plant populations [or sensitive natural communities or waters of the U.S. and/or State; see *Mitigation Measures BIO-2(b)* and *BIO-3(b)*, respectively] cannot be avoided and will be impacted by development of the proposed project, all impacts shall be mitigated by the implementing entity at a minimum ratio of 1:1 for occupied habitat area as a component of habitat restoration or through compensatory mitigation. If state listed plants or those listed by the Native Plant protection Act will be impacted by the proposed project, CDFW shall be consulted to determine if take can be avoided. If it is determined through consultation with CDFW that take cannot be avoided, mitigation consistent with that described

above would be required under CEQA. Additional levels of mitigation may be required by CDFW under a CESA Incidental Take Permit. If the Monterey County Regional Conservation Investment Strategy (RCIS) is adopted at the time of project implementation, mitigation may be facilitated through the RCIS program. A habitat mitigation and monitoring plan (HMMP) shall be prepared by a qualified biologist and submitted to implementing entity for review and approval. (Note: if a federally and/or state listed plant species will be impacted, USFWS and/or CDFW will likely require a restoration plan to be submitted for their review in support of federal and/or state incidental take authorization[s]). The HMMP shall include, at a minimum, the following components:

- Description of the project/impact site (i.e., location, responsible parties, areas to be impacted by habitat type)
- Goal(s) of the compensatory mitigation project [type(s) and area(s) of habitat to be established, restored, enhanced, and/or preserved; specific functions and values of habitat type(s) to be established, restored, enhanced, and/or preserved]
- Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions and values)
- Implementation plan for the compensatory mitigation site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan)
- Maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule)
- Monitoring plan for the compensatory mitigation site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports)
- Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30 percent relative cover by vegetation type
- An adaptive management program and remedial measures to address any shortcomings in meeting success criteria and/or to address catastrophic events such as wildfires
- Notification of completion of compensatory mitigation and agency confirmation
- Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism)

Mitigation Measure BIO-1(d). Conduct Special Status Wildlife Pre-Construction Surveys.

General Wildlife Surveys

Pre-construction clearance surveys for northern California legless lizard, coast horned lizard, two-striped garter snake, western pond turtle and American badger shall be conducted within 14 days prior to the start of construction (including staging and mobilization) in areas of suitable habitat. For two-striped garter snake and western pond turtle, these areas are limited to the Canyon Del Rey/SR 218 segment. California legless lizard may be found in undeveloped areas throughout the project corridor. Coast horned lizard and American badger suitable habitats are limited to the Northern Marina, Northern Loop, National Monument Loop, Ryan Ranch, and Canyon Del Rey/SR 218 segments. The surveys shall cover the entire disturbance footprint plus a minimum 200-foot buffer within suitable habitat, where permissible, and shall identify all special status animal species that may occur on-site. Surveys shall be conducted by a qualified biologist with experience with the species, in accordance with current industry standards. Surveys shall include transects walked throughout the project site and shall be conducted during suitable weather conditions and time of day to maximize detection as much as possible. Active burrows or dens

shall be avoided to the maximum extent possible, and a non-disturbance buffer of 50 feet shall be implemented where feasible. Smaller avoidance buffers may be established through consultation with CDFW. If avoidance is not possible, California legless lizard, coast horned lizard, and two-striped garter snake shall be relocated from the site to a safe location within suitable habitat as near to the project area as possible by a qualified biologist who holds a scientific collecting permit for that species.

Burrowing Owl Surveys

A qualified biologist shall conduct pre-construction clearance surveys prior to ground disturbance activities within suitable natural habitats and ruderal areas throughout the Trail segments and a 500-foot buffer to confirm the presence/absence of active burrowing owl burrows. The surveys shall be consistent with the recommended survey methodology provided by CDFW (2012) and California Burrowing Owl Consortium's "Burrowing Owl Survey and Mitigation Guidelines" (CBOC 1993). Clearance surveys shall be conducted within 30 days prior to construction and ground disturbance activities. If no burrowing owls are observed, no further actions are required. If burrowing owls are detected during the pre-construction clearance surveys, the following measures shall apply:

- Avoidance buffers during the breeding and non-breeding season shall be implemented in accordance with the "Staff Report on Burrowing Owl Mitigation" (CDFW 2012) and Burrowing Owl Consortium (1993) minimization mitigation measures.
- If avoidance of burrowing owls is not feasible, then additional measures such as passive relocation during the nonbreeding season and construction buffers of 200 feet during the breeding season shall be implemented, in consultation with CDFW. In addition, a Burrowing Owl Exclusion Plan and Mitigation and Monitoring Plan shall be developed by a qualified biologist in accordance with the CDFW (2012) and Burrowing Owl Consortium (1993).
- If passive relocation occurs, and suitable natural burrows are not present within the vicinity of the evicted burrow, and appropriate land-owner approvals can be secured, replacement of occupied, evicted burrows with artificial burrows shall be implemented at a 1:1 ratio in areas, and/or land owner approvals to construct artificial burrows cannot be secured, artificial burrows shall be constructed in suitable habitat in compensatory mitigation areas, wherever those mitigation lands are established. \

Smith's Blue Butterfly Host Plant Surveys and Mitigation

Prior to grading and construction in undeveloped areas throughout the Trail alignment, an approved biologist shall conduct surveys for seacliff buckwheat (*Eriogonum parvifolium*) and seaside buckwheat (*Eriogonum latifolium*), host plants of Smith's blue butterfly in areas of suitable habitat. These surveys can be completed as part of the rare plant surveys conducted under *Mitigation Measure BIO-1(a)*.

If no Smith's blue butterfly host plants are located, no further action is required. If host plants are located within proposed disturbance areas, they shall be avoided if feasible. If avoidance is not feasible, the plants shall be buffered by a minimum of 25 feet and demarcated as an ESA with high-contrast construction flagging, and no construction activity shall be allowed within the buffered avoidance area. If construction would be required within the buffer area, a biological monitor shall be present for all work within the buffer avoidance area to ensure no direct impacts to host plants.

If avoidance is not feasible, focused surveys shall be conducted to determine presence or absence of the butterfly species. This may include surveys during the adult flight period (mid-June through early September), and/or inspection of host plants for all life forms (egg, larva, pupa, and

adult). If individuals of any life stage that may be impacted by the proposed project are detected during focused surveys, the plant cannot be disturbed without take authorization from USFWS. Only a USFWS permitted biologist would be allowed to relocate occupied host plants.

California Tiger Salamander

Prior grading and construction in natural areas of all segments containing suitable upland habitat, a qualified biologist shall conduct a preconstruction survey for CTS. The survey shall include a transect survey over the entire project disturbance footprint (including access and staging areas), and mapping of burrows that are potentially suitable for salamander occupancy. During this survey, biologists shall inspect burrows for CTS with an electronic devise (scope) to determine if they are occupied. If any CTS is detected, no work can be conducted until the individual leaves the site of their own accord, unless federal and state “take” authorization has been issued. Typical preconstruction survey procedures, such as burrow scoping and burrow collapse, cannot be conducted without federal and state permits. If any life stage of CTS is found within the survey area, the USFWS and CDFW shall be consulted to determine the appropriate course of action to comply with the FESA and CESA, if permits are not already in place at the time of construction. Inspection of burrows must be conducted under the direct supervision of a qualified CTS biologist approved by CDFW and/or USFWS if conducted under a state and/or federal incidental take permit. Take of CTS, including disturbance, handling or relocating, is illegal without state and federal take authorization.

California red-legged Frog

Within 24 hours prior to grading and construction in undeveloped areas of the Ryan Ranch, Canyon Del Rey/SR 218, National Monument Loop, Northern Loop, and Northern Marina segments, a clearance survey for CRLF shall be conducted by a qualified biologist. If suitable aquatic habitat is present in or immediately adjacent to the construction area (suitable aquatic habitat only occurs along the Canyon Del Rey/SR 218 Segment), two-night surveys shall be conducted within 48 hours of the start of work. Night surveys shall follow the Revised Guidance on Site Assessments and Field Surveys for the California Red-legged Frog (USFWS 2005). If a CRLF is detected during the survey, the implementing entity shall consult with the USFWS and CDFW. Project activities shall not occur until the individual has left the site on its own accord. If CRLFs are to be relocated, a formal take authorization issued by the USFWS must be obtained prior to relocation. No CRLFs shall be relocated or handled without express permission from USFWS and shall be conducted by a qualified biologist holding a scientific collecting permit for the species.

Monterey Dusky-footed Woodrat

A qualified biologist shall conduct a pre-construction survey for woodrats no more than 14 days prior to construction. Middens within 50 feet of project activity that would not be directly impacted by project activity shall be demarcated with a 50-foot avoidance buffer and left intact. Smaller avoidance buffers may be established in consultation with CDFW. If a midden(s) that cannot be avoided are found during the pre-construction survey, a qualified biologist who holds a scientific collecting permit for that species shall dismantle the midden with the goal of ensuring the individuals are allowed to leave the work areas unharmed before on site activities begin.

Special Status Bats

If trees of sufficient size and structure (i.e., mature trees with hollows and crevices) to support roosting bats are slated for removal during construction, a preconstruction bat emergence survey shall be conducted by a qualified biologist to determine if the tree functions as a roost. Emergence times may vary dependent on species, weather conditions, and time of year and shall occur when conditions are favorable (higher temperatures, high humidity, low wind, no precipitation), and timed to capture bat emergence (typically occurring between sunset and sunrise). Maternity season for bats ranges from May 1 through August 31. After September, bats begin to enter their hibernaculum stage in preparation for colder months and may not emerge from their roosts, and emergence surveys would not be conclusive.

The specific timelines for implementation of management of roosting bats within the project corridor would be determined based upon the results of the emergence surveys. A Bat Eviction Plan shall be prepared and submitted to CDFW for approval prior to bat exclusion. Bats shall only be excluded during the non-breeding season. Once the species has been determined, areas to relocate roosts to may also be identified (i.e. other areas away from tree removal area). Relocation sites away from the project impact area can be enhanced with additional bat boxes or structures depending on the species. Alternative bat roosting habitat shall be installed as far in advance of the humane eviction/exclusion as possible to increase likelihood of their discovery and use by the bats being evicted. Therefore, the installation of alternative bat roosting structures shall be initiated as soon as active roosts are identified. After alternative roost structures have been installed, eviction measures shall be implemented no less than 10 days following installation of alternative bat roosting structures. Install exclusion netting and socks (specific for bats to prevent re-entry) at roost openings to allow bats to exit but prevent their re-entry into the roost. Nets and socks would have to be regularly checked to prevent wildlife entrapment. Exclusion devices shall be left in place and monitored daily for seven days to confirm the exclusion is successful prior to tree removal. Tree removal shall be monitored by a qualified bat biologist in case any further individual relocation is necessary. If maternal colonies, or active bat roosts adjacent to the work area that may be disturbed by construction, are identified, a 50-foot non-disturbance buffer shall be required. No work shall occur in this area until a qualified bat biologist has determined the site is no longer used or young are independent.

Reporting

A report of all pre-construction survey results shall be submitted to the implementing entity for its review prior to the start of demolition. The report shall include a description of the survey methodology for each species, the environmental conditions at the time of the survey(s), the results of the survey, any requirements for addressing special status species identified during surveys, and the biological qualifications of the surveyors. The report shall be accompanied by maps and figures showing the location of any special status species occurrences and associated avoidance buffers.

Mitigation Measure BIO-1(e). Conduct Nesting Bird Preconstruction Surveys. Ground disturbance and vegetation removal activities shall be restricted to the non-breeding season (September 16 to January 31) for all segments when feasible. For ground disturbance and vegetation removal activities occurring in all project areas during the bird nesting season (February 1 to September 15), general pre-construction nesting bird surveys shall be conducted by a qualified biologist for all migratory birds, including special status birds and raptors (i.e., northern harrier, Cooper's hawk, horned lark, tricolored blackbird and white-tailed kite) not more than 10 days prior to construction activities involving ground clearing, vegetation

removal/trimming, or building demolition. The surveys shall include the disturbance area plus a 200-foot buffer around the site if feasible, a 500-foot buffer for tricolored blackbird, and a minimum of 500-feet for white-tailed kite as determined by a qualified biologist. If active nests are located, an appropriate avoidance buffer shall be established within which no work activity will be allowed which would impact these nests. The avoidance buffer would be established by the qualified biologist on a case-by-case basis based on the species and site conditions. The qualified biologist shall observe nesting birds for baseline behavior prior to the start of work. If this buffer is not feasible, a reduced buffer may be implemented, and a qualified biologist shall monitor the nest for disturbance. If nesting bird show signs of disturbance, all work shall stop and the original (or larger) buffer shall be established. In no cases shall the buffer be smaller than 50 feet for non-raptor bird species, 200 feet for raptor species, a 300-foot buffer for tricolored blackbird (nest or colonies), and a minimum of 500-feet for white-tailed kite. Larger buffers may be required depending upon the status of the nest and the construction activities occurring in the vicinity of the nest. If fully protected White-tailed kites are documented nesting within 500 feet of construction activities, a minimum 500-foot non-disturbance buffer shall be implemented, and a biological monitor shall be present during work within one mile of the nest. If a 500-foot buffer is not feasible, CDFW shall be consulted on appropriate avoidance and minimization methods, which would likely include work restrictions within 0.5 mile of the nest, biological monitoring for activity within the nest' line-of-sight, etc. The buffer area(s) shall be closed to all construction personnel and equipment until juveniles have fledged and the nest is inactive. The implementing entity-approved biologist shall confirm that breeding/nesting is completed and young have fledged the nest prior to removal of the buffer. Tricolored blackbird colonies shall be reassessed after 10 days of discovery to accurately determine colony size. The buffer shall remain in place until the end of the nesting season or until the qualified biologist has determine all young have fledge and are no longer dependent on the colony. If a 300-foot buffer is not feasible, CDFW shall be consulted on appropriate avoidance and minimization method, which would likely include work restrictions within 300 feet of the colony, biological monitoring for activity within the nest's line-of-sight, etc.

Mitigation Measure BIO-1(f). Implement Biological Resources Avoidance and Minimization. The following measures shall be applied to all segments to avoid impacts to sensitive species and biological resources. The implementing entity shall be responsible for implementing selected measures.

- Ground disturbance shall be limited to the minimum necessary to complete the project. The limits of disturbance for each construction phase shall be flagged. Areas of special biological concern within or adjacent to the limits of disturbance shall have highly visible orange construction fencing installed between said area and the limits of disturbance.
- All construction occurring within or adjacent to natural habitats that may support Federally and/or State listed endangered/threatened species, State fully protected species, and/or special status species shall have a qualified biological monitor present during all initial ground disturbing/vegetation clearing activities.
- No endangered/threatened species shall be captured/handled, relocated, harmed, or harassed without express written permission from the CDFW and/or USFWS.
- If at any time during construction an endangered, threatened, or fully protected species enters the construction site or otherwise may be impacted, all construction activities shall cease. A CDFW/USFWS-approved biologist shall document the occurrence and consult with the CDFW and USFWS, as appropriate, to determine whether it was safe for project activities to resume.

- At the end of each workday, excavations shall be secured with cover or a ramp provided to prevent wildlife entrapment.
- All trenches, pipes, culverts or similar structures shall be inspected for animals prior to burying, capping, moving, or filling.
- If night work is required, all construction lighting shall be pointed down and directed only on the work area.
- The implementing entity shall approve one or more qualified biologists to oversee and monitor biological compliance for the project. At least one qualified biologist shall be present during all initial ground disturbing activities, including vegetation removal to recover special status animal species unearthed by construction activities.

Mitigation Measure BIO-1(g). Implement California Tiger Salamander Compensatory Mitigation. If California tiger salamander habitat cannot be avoided, the implementing entity shall preserve off-site suitable upland habitat and/or purchase credits at an approved conservation bank as compensatory mitigation to offset impacts to suitable California tiger salamander upland habitat. The compensatory mitigation shall incorporate the conditions and compensatory mitigation requirements specified in the incidental take permit(s) and/or incidental take statement that could be issued by CDFW and USFWS for this project but shall meet the minimum standards specified in this measure. Compensatory mitigation shall be provided at a ratio of not less than 0.5:1 (area mitigated: area impacted) for Categories 3 and 4 upland habitat and 1:1 for Categories 1 and 2 habitat. Compensatory mitigation shall occur off-site. Areas proposed for preservation must contain verified California tiger salamander habitat within 1.3 miles of a known breeding pond.

The compensatory mitigation area(s) shall have a restrictive covenant (e.g., conservation easement) prohibiting future development/disturbance and shall be managed in perpetuity to encourage persistence and enhancement of the preserved target species. Compensatory mitigation lands cannot be located on land that is currently held publicly for resource protection, unless a portion of such land is degraded/destroyed or otherwise not functioning as pre-disturbance, intact natural habitat (e.g., abandoned agricultural field) and could be restored. The compensatory mitigation areas shall be managed by a conservation lands management entity or other qualified easement holder.

The CDFW and organizations approved by CDFW that meet the criteria below may be considered qualified easement holders for those species for which the CDFW has regulatory authority. To qualify as a “qualified easement holder” a private land trust must at a minimum have:

1. Substantial experience managing conservation easements that are created to meet mitigation requirements for impacts to special status species;
2. Adopted the Land Trust Alliance’s Standards and Practices; and
3. A stewardship endowment fund to pay for its perpetual stewardship obligations.

Other specific conditions for qualified easement holders may be outlined in incidental take permit(s) and/or incidental take statement that could be issued by CDFW and USFWS for this project.

The implementing entity shall determine whether a proposed easement holder meets these requirements. The implementing entity shall also be responsible for donating to the conservation easement holder fees sufficient to cover administrative costs incurred in the creation of the

conservation easement (appraisal, documenting baseline conditions, etc.) and funds in the form of a non-wasting endowment to cover the cost of monitoring and enforcing the terms of the conservation easement in perpetuity. The amount of these administrative and stewardship fees shall be determined by the conservation easement holder in consultation with the implementing entity.

Conservation easement(s) shall be held in perpetuity by a qualified easement holder (as defined above), and be subject to a legally binding agreement that shall: (1) be recorded with the County Recorder(s); and (2) contain a succession clause for a qualified easement holder if the original holder is dissolved.

The following factors shall be considered in assessing the quality of potential mitigation habitat: (1) current land use, (2) location (e.g., habitat corridor, part of a large block of existing habitat, adjacency to source populations, proximity to potential sources of disturbance), (3) vegetation composition and structure, (4) slope, (5) soil composition and drainage, and (6) level of occupancy or use by all relevant species.

To meet the requirement that the mitigation habitat is of value equal to, or greater than, the habitat impacted on the project site, the mitigation habitat must be either “suitable habitat” or “enhanced habitat” as described below:

Suitable Habitat

To meet the requirement for suitable habitat that provides equal or greater habitat value for listed animal species than the impacted habitat, the habitat must:

1. Provide habitat for special status animal species, such that special status animal species populations can regenerate naturally when disturbances are removed;
2. Not be characterized by (or adjacent to areas characterized by) high densities of invasive species, such as yellow star-thistle, or species that might jeopardize habitat recovery and restoration;
3. Not contain hazardous wastes that cannot be removed to the extent that the site could not provide suitable habitat; and
4. Not be located on land that is currently publicly held for resource protection.

Enhanced Habitat

If suitable habitat is unavailable, or in lieu of acquiring already suitable special status animal species habitat, the applicant may enhance potential habitat that:

1. Is within an area with potential to contribute to habitat connectivity and build linkages between populations;
2. Consists of actively farmed land or other land containing degraded habitat that will support enhancement;
3. Supports suitable soils, slope, and drainage patterns consistent with special status animal species requirements;
4. Cannot be located on land that is currently held publicly for resource protection; and
5. Does not contain hazardous wastes or structures that cannot be removed to the extent that the site could not provide suitable habitat.

Enhanced Habitat Standards

For enhanced habitat conditions to equal or exceed habitat conditions on the project site, the enhanced habitat shall meet the following habitat criteria: After five years, these sites must consist of suitable habitat or contain other habitat characteristics (e.g., small mammal burrows in upland habitat for California tiger salamander habitat, wetlands, ponds, etc.) that are consistent with the known ecology of the special status animal species to which compensatory mitigation is being applied and the habitat components for which the mitigation is compensating for.

Mitigation Measure BIO-1(h). Provide Worker Environmental Awareness Program

(WEAP). Prior to initiation of construction activities (including staging and mobilization) the implementing entity shall arrange for all personnel associated with project construction to attend WEAP training, conducted by an approved biologist, to aid workers in recognizing special status resources that may occur in the construction area. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction. All employees shall sign a form provided by the trainer indicating they have attended the WEAP and understand the information presented to them. The form shall be submitted to the implementing entity to document compliance.

Mitigation Measure BIO-1(i). Perform Biological Monitoring. A qualified biological monitor shall be present for all ground clearing and vegetation removal in areas of natural vegetation within all segments. Daily monitoring activity shall include morning clearance sweeps for special status species prior to new ground disturbance or vegetation removal. In addition to general biological monitoring, a qualified CTS biologist shall be present during all work in suitable habitat on the Ryan Ranch, Canyon Del Rey/SR 218, National Monument Loop, Northern Loop, and Northern Marina segments to monitor specifically for CTS. The monitor shall have the authority to stop work if special status species are discovered on site or if special status species are at risk of harm as a result of project activity. A sufficient number of monitors shall be available to directly monitor ground clearing and vegetation removal at all times and to clear areas in advance of grading and vegetation clearing activity. The number of monitors shall be based on the type, location and extent of construction activity and the number of crews and crew locations working at any one time to ensure monitoring is effective in reducing impacts to special status species. The biological monitor shall capture and relocate any non-listed special status species to the closest suitable habitat. Listed species cannot be handled without prior federal and state “take” authorizations. The monitor(s) shall maintain daily monitoring logs and document all observations of special status species and all incidents of wildlife relocation. A final monitoring report shall be prepared to summarize the results of biological monitoring, including the total number of days of monitoring, all special status species observations, and the results of any wildlife relocations.

Mitigation Measure BIO-1(j). Implement Wildlife Avoidance and Minimization. The following measures are required to avoid or minimize impacts to special status species in all Trail segments:

- Activities onsite shall be restricted to daylight hours to the maximum extent possible.
- All trenches, pipes, culverts or similar structures shall be inspected for animals prior to burying, capping, moving or filling.
- If small mammal burrows are identified during preconstruction surveys in potential upland CTS habitat, a non-disturbance buffer of 50 feet shall be established if feasible. A non-

disturbance buffer of 250 feet shall be established around occupied or potentially suitable breeding habitat if feasible.

- All construction occurring within/adjacent to the Northern Marina, Northern Loop, National Monument Loop, and Ryan Ranch segments (including riparian habitats and wetlands) shall be completed between April 1 and October 31, if feasible, to reduce impacts to California tiger salamander. Initial ground disturbing activities adjacent to suitable habitat for CRLF in the Canyon Del Rey/SR 218 segment shall be completed between November 1 and March 31, if feasible, to reduce potential impacts to CRLF.
- If federal or state listed species are detected during preconstruction surveys, the implementing entity shall consult with CDFW and/or USFWS. Construction activities shall not occur until the individual has left the site. If federal or state listed species are to be relocated to the nearest appropriate habitat, this can only occur if CDFW and/or USFWS have issued formal take authorization, and the relocation is conducted by a CDFW- and/or USFWS-approved biologist. No endangered/threatened species shall be captured and relocated without express permission from the CDFW and/or USFWS.
- If at any time during project activities an endangered/threatened species enters the work area or otherwise may be impacted by the project, all project activities shall cease. A qualified biologist shall document the occurrence and consult with CDFW and USFWS, as appropriate, to determine whether it was safe for project activities to resume.
- All sightings of special status species shall be reported to the California Natural Diversity Database.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

Impact BIO-2. The proposed project would have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW of USFWS. Impacts would be less than significant with mitigation incorporated.

Mitigation:

Mitigation Measure BIO-2(a). Implement Sensitive Natural Community Avoidance

Measures. The following measures shall be implemented for all Trail segments:

- To the extent feasible, all trail construction activities, including access routes, staging areas, stockpile areas, and equipment maintenance are to be located outside of the limits of mapped sensitive habitats. Sensitive habitat areas shall be mapped by a qualified biologist and clearly shown on construction plans. Temporary fencing (e.g., silt fencing) shall be installed at the outermost edge sensitive habitats and shall not be disturbed except as required for trail construction. Vegetation removal shall be limited to the minimum extent necessary to achieve project objectives. Mature trees shall be retained wherever feasible and limbing of trees and shrubs in arroyo willow scrub and riparian forest, and coast live oak woodland should be favored in lieu of removal. When possible, during construction stumps and burls of native vegetation shall be retained to allow for re-sprouting following project completion.
- Arroyo willow riparian forest impacted by slope stabilization activities shall be minimized to the maximum extent feasible. Construction of retaining walls, slope contouring, and other stabilization techniques shall be limited to the footprint of the required work area. Silt fencing and other erosion control measures shall be placed immediately downslope to prevent sediments and debris from entering stream courses and degrading water quality.

Bioengineering techniques (e.g. low crib walls, vegetation planting) shall be used as a slope stabilization approach, when feasible.

Mitigation Measure BIO-2(b). Develop and Implement a Biological Resources Mitigation and Management Plan for Impacts to Biological Resources Resulting from Trail construction and Operation.

A qualified (USFWS- and CDFW-approved) biologist shall prepare a project-specific Biological Resources Mitigation and Management Plan (MMP) for each segment individually to compensate for direct and indirect impacts to sensitive habitats, and other sensitive biological resources resulting from trail construction and operation. The MMP shall compensate for permanent loss of sensitive habitats, through the creation, restoration, and enhancement of in-kind sensitive habitat, as close to impacted areas as feasible within the study area, or on suitable preserve lands on the former Fort Ord. Mitigation for permanent loss of sensitive habitats shall be minimum ratio of 1:1.

To protect against the loss of ecological functions and values, compensatory mitigation shall recreate the following features of existing sensitive habitat that would be impacted by the proposed project: habitat mosaic, edge habitats, and proximity to wetlands and other waters.

The Biological resources MMP shall include the following.

- Description of the Trail alignment including acreage of temporary and permanent impacts to central dune scrub, central maritime chaparral, coastal and valley freshwater marsh, Riparian woodlands, chamise chaparral, woolly-leaf manzanita, coyote brush scrub, sandmat manzanita chaparral, chamise-black sage chaparral, arroyo willow, and riparian woodlands, including the number and type of trees slated for removal.
- Acreage of temporary and permanent impacts to California tiger salamander upland, and dispersal habitat, smith's blue butterfly habitat, habitat for species of special concern, and listed plant species habitat.
- Ecological functions and values assessment of sensitive habitats, including California tiger salamander habitat to determine suitable mitigation ratios.
- Goals of compensatory mitigation, including types and areas of sensitive habitat to be created, restored, and/or enhanced; number and type of trees to be replaced, specific functions and values of mitigation habitat types, mitigation ratios (created/restored/enhanced: impacted), and performance criteria.
- Such compensatory mitigation to be prioritized to occur as close to impacted areas as feasible and offset impacts of sensitive habitat types, or their functions and values. Consultation with USFWS and/or CDFW, may result in different mitigation areas and ratios.
- Location and acreage of sensitive habitat, including California tiger salamander, smith's blue butterfly and listed plant species habitat, mitigation areas including ownership status, and existing functions and values of restored and/or enhanced sensitive habitats.
- Detailed sensitive habitat creation and/or restoration construction and planting techniques.
- Description and design of habitat requirements for sensitive wildlife known to occur in the study area and immediate surroundings (including but not limited to: California tiger salamander, smith's blue butterfly, listed plant species, potential roosting bat species, and Monterey dusky-footed woodrat).
- Maintenance activities during the monitoring period including replanting native vegetation found within similar habitats and weed removal that avoid take of California tiger salamander and other sensitive wildlife species.
- Strategies protect remaining sensitive habitats along the Trail corridor and surroundings from direct and indirect impacts from Trail users such as:

- o Interpretive signage including specific information about sensitive habitats and species and “leave no trace content”,
- o Green fencing (dense vegetative buffers consisting of plant species that deter human passage such as poison oak, Pacific blackberry, and stinging nettle) where appropriate, and
- Long-term quantitative and qualitative monitoring and reporting, and documenting the ability to meet or surpass performance criteria
- Adaptive management strategies to:
 - o Identify shortcomings in meeting performance standards;
 - o Ensure long-term viability of existing, enhanced, restored, and/or newly-created sensitive biological resources;
 - o Enhance ecological functions and values of sensitive habitat mitigation areas, including California tiger salamander habitat, smith’s blue butterfly and listed plant species; and
 - o Interpretive design features associated with the project to protect biological resources.

Mitigation Measure BIO-2(c). Implement Best Management Practices during Construction.

The construction specifications for each Trail segment shall include the following BMPs to protect water quality and biological resources during project construction activities.

- Minimize removal or disturbance of existing vegetation outside of the footprint of project construction activities [refer to *Mitigation Measures BIO-2(a)*].
- Limit site access and parking, equipment storage and stationary construction activities to the designated staging areas to the maximum extent feasible.
- Prior to staging equipment on-site, clean all equipment caked with mud, soils, or debris from off-site sources or previous project sites to avoid introducing or spreading invasive exotic plant species. When feasible, remove invasive exotic plants from the Project area. All equipment used on the premises should be cleaned prior to leaving the site for other projects.
- Position all stationary equipment such as motors, pumps, generators, and/or compressors over drip pans. At the end of each day, move vehicles and equipment as far away as possible from any water body adjacent to the project site in a level staging area. Position parked equipment also over drip pans or absorbent material.
- If security fencing is installed around the construction site, allow for passage of wildlife to maintain a link between inland and coastal habitats including stream corridors during construction activities. Prohibit the use of plastic mesh safety fencing to prevent wildlife entrapment.
- Refuel and perform all vehicle and/or equipment maintenance off-site at a facility approved for such activities.
- To the greatest extent feasible, stabilize all exposed or disturbed areas in the project area. Install erosion control measures as necessary such as silt fences, jute matting, weed-free straw bales, plywood, straw wattles, and water check bars, and broadcasting weed-free straw wherever silt-laden water has the potential to leave the work site and enter the nearby streams. Prohibit the use of monofilament erosion control matting to prevent wildlife entanglement. Modify, repair, and/or replace erosion control measures as needed.
- All nursery plants used in restoration shall be inspected for sudden oak death. Vegetation debris shall be disposed of properly and vehicles and equipment shall be free of soil and vegetation debris before entering natural habitats. Pruning tools shall be sanitized.

Mitigation Measure BIO-2(d). Implement Invasive Weed Prevention and Management Program.

For activity that would occur within or adjacent to sensitive habitats, prior to start of construction an Invasive Weed Prevention and Management Program shall be developed by a qualified biologist to prevent invasion of native habitat by non-native plant species. A list of

target species shall be included, along with measures for early detection and eradication. All disturbed areas shall be hydroseeded with a mix of locally native species upon completion of work in those areas. In areas where construction is ongoing, hydroseeding shall occur where no construction activities have occurred within six (6) weeks since ground disturbing activities ceased. If exotic species invade these areas prior to hydroseeding, weed removal shall occur in consultation with a qualified biologist and in accordance with the restoration plan. The plan shall include Best Management Practices (BMPs) for trail side Maintenance to avoid the spread of non-native species. Landscape species shall not include noxious, invasive, and/or non-native plant species that are recognized on the Federal Noxious Weed List, California Noxious Weeds List, and/or California Invasive Plant Council Lists 1, 2, and 4. These requirements shall be included in all project plans and specifications.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

Impact BIO-3. The proposed project would result in impacts to State or Federally protected wetlands through direct removal, filling, hydrological interruption, or other means. Impacts would be less than significant with mitigation incorporated.

Mitigation:

Mitigation Measure BIO-3(a). Conduct Jurisdictional Delineation for Canyon Del Rey/SR 218 Segment. A qualified biologist shall complete a jurisdictional delineation of all features along the Canyon Del Rey/SR 218 segment. The jurisdictional delineation shall determine the extent of the jurisdiction for CDFW, USACE, RWQCB, and/or CCC, and shall be conducted in accordance with the requirement set forth by each agency. The result shall be a preliminary jurisdictional delineation report that shall be submitted to the implementing agency, USACE, RWQCB, CCC, and CDFW, as appropriate, for review and approval. Jurisdictional areas shall be avoided to the maximum extent possible. If jurisdictional areas are expected to be impacted, then the RWQCB would require a Waste Discharge Requirements (WDRs) permit and/or Section 401 Water Quality Certification (depending upon whether or not the feature falls under federal jurisdiction). If CDFW asserts its jurisdictional authority, then a Streambed Alteration Agreement pursuant to Section 1600 et seq. of the CFGC would also be required prior to construction within the areas of CDFW jurisdiction. If the USACE asserts its authority, then a permit pursuant to Section 404 of the CWA would likely be required.

Mitigation Measure BIO-3(b). Perform Restoration for Impacts to Waters and Wetlands. Impacts to waters and wetlands shall be mitigated through one or more options to meet the required amount of mitigation as required based on direct impacts from project development under the mitigation ratios outlined below. Mitigation for impacts to waters and wetlands can be achieved through the acquisition and in-perpetuity management of similar habitat or through the in-lieu funding of such through an existing mitigation bank. If the RCIS is adopted at the time of project implementation, mitigation may be facilitated through the RCIS program. Funding and management of internal mitigation areas can be managed internally. Funding and management of off-site mitigation lands shall be provided through purchase of credits from an existing, approved mitigation bank or land purchased by implementing entity and placed into a conservation easement or other covenant restricting development (e.g., deed restriction). Internal mitigation lands, or in lieu funding sufficient to acquire lands shall provide habitat at a 1:1 ratio for impacted lands, comparable to habitat to be impacted by individual project activity. Compensatory mitigation for sensitive vegetation communities can be combined with other compensatory mitigation (e.g., sensitive vegetation communities) as applicable.

Restoration and Monitoring

If waters and/or wetlands cannot be avoided and will be impacted by construction of the Trail, a compensatory mitigation program shall be implemented in accordance with Mitigation Measure BIO-1(c) and the measures set forth by the regulatory agencies during the permitting process. All temporary impacts to waters and wetlands shall be fully restored to natural condition.

Mitigation Measure BIO-3(c). General Avoidance and Minimization. Potential jurisdictional features identified in jurisdictional delineation reports shall be avoided. Identified jurisdictional features shall be documented in a report detailing how all identified jurisdictional features shall be avoided.

- Any material/spoils generated from project activities shall be located away from jurisdictional areas or special status habitat and protected from storm water run-off using temporary perimeter sediment barriers such as berms, silt fences, fiber rolls (non-monofilament), covers, sand/gravel bags, and straw bale barriers, as appropriate.
- Materials shall be stored on impervious surfaces or plastic ground covers to prevent any spills or leakage from contaminating the ground and generally at least 50 feet from the top of bank (Canyon Del Rey/SR 218 segment).
- Any spillage of material shall be stopped if it can be done safely. The contaminated area will be cleaned and any contaminated materials properly disposed. For all spills, the project foreman or designated environmental representative will be notified.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

E. Cultural Resources

Impact CUL-2. The project may cause a substantial adverse change in the significance of an archaeological resource. Impacts would be less than significant with mitigation.

Mitigation:

Mitigation Measure CUL-2. Conduct Archaeological Monitoring during Construction. Prior to the commencement of construction activities, an orientation meeting shall be conducted by an archaeologist with the general contractor, subcontractor, and construction workers associated with earth disturbing activities for all Trail segments. The orientation meeting shall describe the potential of exposing archaeological resources, the types of cultural materials that may be encountered, and directions on the steps that shall be taken if such a find is encountered. Topics to be discussed shall include, but not be limited to, Ohlone material culture and a brief history of the Former Fort Ord.

During construction, a qualified archaeologist shall be present during all earth moving activities involving excavation for all Trail segments. If previously unknown or undiscovered archaeological resources are encountered during ground-disturbing construction activities, the archaeological monitor shall have the authority to halt work, and the implementing agency shall be notified at once. The qualified archaeologist shall assess the nature, extent, and potential significance of any archaeological remains. The implementing agency shall implement a Phase II subsurface testing program to determine the resource boundaries in the trail corridor/impact area, assess the integrity of the resource, and evaluate the site's significance through a study of its features and artifacts.

If the site is determined to be significant, the implementing agency may choose to cap the resource area, using culturally sterile and chemically neutral fill material, and shall include open space preservation and environmentally sensitive area signage for the site to ensure its protection from development. A qualified archaeologist shall be retained to monitor the placement of fill upon the site and to make open space preservation and interpretive recommendations. If a significant site will not be capped, the results and recommendations of the Phase II study shall determine the need for a Phase III data recovery program designed to record and remove significant archaeological materials that could otherwise be tampered with. Phase III data recoveries typically include extensive subsurface excavation and a full analysis of additional background research, the publication of scholarly work, and preparation of interpretive materials designed to exhaust the data potential of an archaeological site, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (National Park Service 2017). If the site is determined insignificant, no capping and/or further archaeological investigation shall be required.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

F. Geology and Soils

Impact GEO-1. The project may exacerbate the exposure of people to seismic hazards by constructing the raised pathway, overcrossings and undercrossings that could increase risks from seismic ground shaking. Impacts would be less than significant with mitigation.

Mitigation:

Mitigation Measure GEO-1. Conduct Design-level Geotechnical Investigation and Implement Recommendations. Prior to construction of any new undercrossing, overcrossing, or the raised pathway, and for portions of the Trail near a steep slope, a registered civil or geotechnical engineer shall prepare for review by the implementing entity a Design-level Geotechnical Investigation. The Design-level Geotechnical Investigation shall include the following:

- Soil test borings necessary to fully characterize geologic and soil conditions for grade-separated crossings, including but not limited to soil sampling at critical structure locations
- Specific and detailed recommendations for structural setbacks, foundation types and the related criteria to be used in their design, allowable settlement, seismic design considerations including seismically-induced settlement, retaining structures as needed, drainage improvements, and earthwork preparation
- Quantitative analysis of potentially liquefiable sediments in the trail alignment, including estimates of potential settlement, to assess their potential impact on foundations, slope stability, and lateral spreading potential
- Detailed geotechnical analysis and design standards for reinforced soil slopes, retaining walls, and other project facilities on or near loose to very loose granular soils, including an assessment of the potential for static and seismically-induced settlement, soil preparation and compaction requirements, and foundation requirements
- Assessment of compaction needs to reduce settlement potential for site walls, and pavement sections to reduce settlement potential
- Geotechnical design criteria for engineered embankments or retaining walls, including lateral earth pressure values, foundation recommendations, bearing capacity, keyway dimensions

and construction recommendations, appropriate slope gradients, slope setbacks, drainage requirements, and specifications and compaction requirements for engineered fill and geosynthetic reinforcement

- Detailed design recommendations for stabilization, including types of materials to be used, foundation requirements and structural connections to competent native materials, and measures to address undercutting of the bluff by wave action
- All geotechnical design recommendations as required for site preparation, grading and compaction, structure foundation design, retaining walls, slope setbacks, surface drainage, concrete slabs-on-grade, and design of structural pavement sections

All geotechnical design recommendations from the Design-level Geotechnical Investigation shall be implemented.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

Impact GEO-2. The project may exacerbate public exposure to liquefaction or landslide hazards which may cause substantial adverse effects. Impacts would be less than significant with mitigation.

Mitigation:

This impact would be mitigated by *Mitigation Measure GEO-1*, described above.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

Impact GEO-5. Ground disturbing activities during project construction may directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Impacts would be less than significant with mitigation.

Mitigation:

Mitigation Measure GEO-5. Implement Paleontological Resources Mitigation. The following mitigation measures shall only be implemented during ground construction activities (i.e., grading, trenching, foundation work, digging footings, and other excavations) where ground disturbance exceeds ten feet below ground surface within the project corridor, including development of proposed overcrossings and undercrossings in the Northern Loop, Canyon Del Rey/SR 218, and CSUMB Loop North segments and development of the raised pathway as part of the Canyon Del Rey/SR 218 segment.

Develop a Paleontological Resources Mitigation Plan

Prior to the commencement of ground disturbing activities for overcrossings and undercrossings in the Northern Loop, Canyon Del Rey/SR 218, and CSUMB Loop North segments, and the raised pathway in the Canyon Del Rey/SR 218 segment a qualified professional paleontologist shall be retained to prepare and implement a Paleontological Resources Mitigation Plan (PRMP) for the project. A Qualified Paleontologist is an individual who meets the education and professional experience standards as set forth by the SVP (2010), which recommends the paleontologist shall have at least a Master's Degree or equivalent work experience in paleontology, shall have knowledge of the local paleontology, and shall be familiar with paleontological procedures and techniques. The PRMP shall describe mitigation

recommendations in detail, including paleontological monitoring procedures; communication protocols to be followed in the event that an unanticipated fossil discovery is made during project development; and preparation, curation, and reporting requirements.

Paleontological Worker Environmental Awareness Program (WEAP)

Prior to the start of construction for all segments, the Qualified Paleontologist or his or her designee, shall conduct training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff. The WEAP shall be fulfilled at the time of a preconstruction meeting. In the event a fossil is discovered by construction personnel anywhere in the project area, all work in the immediate vicinity of the find shall cease and a qualified paleontologist shall be contacted to evaluate the find before re-starting work in the area. If it is determined that the fossil(s) is (are) scientifically significant, the qualified paleontologist shall complete the mitigation outlined below to mitigate impacts to significant fossil resources.

Paleontological Monitoring

Initially, full-time monitoring shall be conducted during ground construction activities where ground disturbance exceeds ten feet below ground surface within deposits of Older Quaternary dune sand (Qod) and Aromas Sand (Qae). Monitoring shall be conducted by a qualified paleontological monitor, who is defined as an individual who meets the minimum qualifications per standards set forth by the SVP (2010), which includes a B.S. or B.A. degree in geology or paleontology with one year of monitoring experience and knowledge of collection and salvage of paleontological resources. The duration and timing of the monitoring shall be determined by the Qualified Paleontologist and the location and extent of proposed ground disturbance. If the Qualified Paleontologist determines that full-time monitoring is no longer warranted, based on the specific geologic conditions at the surface or at depth, the Qualified Paleontologist may recommend that monitoring be reduced to periodic spot-checking or cease entirely.

Fossil Discovery, Preparation, and Curation

If a paleontological resource is discovered, the monitor shall have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and collected. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammals) require more extensive excavation and longer salvage periods. In this case, the paleontologist should have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner.

Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition and curated in a scientific institution with a permanent paleontological collection (such as the UCMP) along with all pertinent field notes, photos, data, and maps. The cost of curation is assessed by the repository and is the responsibility of the project owner.

Final Paleontological Mitigation Report

At the conclusion of laboratory work and museum curation, a final report shall be prepared describing the results of the paleontological mitigation monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The final report shall be submitted to the implementing entity. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

G. Hazards and Hazardous Materials

Impact HAZ-1. Implementation of the project may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials specifically related to agriculture. Impacts would be less than significant with mitigation.

Mitigation:

This impact would be mitigated by *Mitigation Measure AG-4(a), Implement Measures to Reduce Construction-Related Conflicts with Agricultural Operations*, and *Mitigation Measure AG-4(b), Install Fencing and Signage Prior to Operation*, described above.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

Impact HAZ-3. Ground disturbance during project construction could release existing soil contaminants and expose construction personnel and the public to health hazards. Impacts would be less than significant with mitigation incorporated.

Mitigation:

Mitigation Measure HAZ-3(a). Conduct Soil Sampling and Implement Necessary

Remediation. This mitigation measure applies to all segments of the Trail within the vicinity of former Fort Ord firing ranges, including the Fort Ord OU1 (off-site plum) area, in the vicinity of existing and former railroad tracks, in the vicinity of major roads and highways, in current and former agricultural areas, and in the vicinity of the following roadways: Beach Road, Del Monte Boulevard, Charles Benson Road (Northern Marina segment), Reservation Road, Inter-Garrison Road, Blanco Road (Northern Loop segment), 8th Street, California Drive, Imjin Parkway, Imjin Road, Engineering Equipment Road (CSUMB Loop North segment), Divarty Street (CSUMB Loop South segment), General Jim Moore Boulevard, 8th Avenue, Parker Flats Cut Off Road (National Monument Loop segment), Del Monte Avenue, Highway 218, General Jim Moore Boulevard (Canyon Del Rey/SR 218 Segment) and South Boundary Road (Ryan Ranch segment). In these areas, prior to project construction, implementing entities shall conduct a Supplemental Soils Investigation. The Soil Sample Investigation shall include soil sampling at selected locations along the Northern Marina, Northern Loop, CSUMB Loop North, CSUMB Loop South, National Monument Loop, Canyon Del Rey/SR 218, and Ryan Ranch segments under the supervision of a professional geologist or professional civil engineer. Soil samples shall identify the concentrations of anticipated contaminants which may include, but are not limited to: VOCs, PFAS, aerial-deposited lead, organochlorine pesticides, polycyclic aromatic hydrocarbons, total petroleum hydrocarbons, volatile organic compounds, semi-volatile organic compounds and arsenic.

The implementing entity shall coordinate with the Monterey County's Environmental Health Bureau to develop and implement a program to remediate or manage known contaminated soil during construction. If necessary, any additional information gathered from the Supplemental Soil

Investigation shall be used to identify locations along the project corridor that may require remedial action in order to prevent exposure of construction workers, maintenance personnel, and Trail users to these contaminants. The environmental data collected shall also be used to identify the appropriate disposal options for those soils or demolished materials that require off-site disposal.

Disposal shall occur at an appropriate facility licensed to handle such contaminants and remedial excavation shall proceed under the supervision of an environmental consultant licensed to oversee such remediation. Where possible, potentially contaminated soils shall be stockpiled and characterized to determine the appropriate means and location for proper disposal. The remediation/disposal program shall be approved by the Monterey County Environmental Health Bureau. The implementing entity shall submit any required correspondence to Monterey County Environmental Health Bureau prior to issuance of grading permits. All proper waste handling and disposal procedures shall be followed in accordance with applicable DTSC and CalOSHA regulations. Upon completion of the Supplemental Site Investigation, the implementing entity shall prepare a report presenting the findings of the additional assessment. The report shall include figures depicting the boring locations, summary tables of analytical data, conclusions, and recommendations.

Mitigation Measure HAZ-3(b). Prepare and Implement Soils Management Plan. The implementing entity shall ensure a Soils Management Plan (SMP) is developed by a qualified engineer or geologist and implemented in order to protect workers during ground-disturbing activities and to remove and/or mitigate exposure to hazardous-material-containing soil, where present in the Trail corridor as determined by the Supplemental Soils Investigation as described under *Mitigation Measure HAZ-3(a)*. Laboratory data for the impacted soil, identified as part of the Supplemental Soils Investigation prepared under *Mitigation Measure HAZ-3(a)*, shall be used to profile excavated soil prior to transport, treatment, and recycling at a licensed treatment facility.

Additional profiling of the export soils shall be performed as needed to satisfy requirements of the receiving facility. Removal, transportation, and disposal of impacted soil shall be performed in accordance with applicable DTSC and CalOSHA laws, regulations, and ordinances. The SMP shall include health and safety information for workers and the general public with an emphasis on potential adverse health effects and how to seek proper help if an accident is suspected and inform the various contractors and workers of the presence of shallow soil impacted with contaminants and the appropriate measures to avoid exposure to contaminants. These measures may include, but would not be limited to, the following:

1. Installing temporary security fencing around the construction site and flag/cone off the areas of contaminated soils (Hot Spots) until the contaminants are removed
2. Providing all personnel entering a Hot Spot with site-specific awareness training
3. Requiring that all personnel whose work will involve the excavation or disturbance of soils in and around the Hot Spot must have successfully completed 40-hour Hazardous Worker (HAZWOPER) training
4. Requiring a HAZWOPER supervisor to be on-site at all times during the excavation or disturbance of soils in a Hot Spot
5. Prohibiting personnel who cannot prove that they are authorized to enter a Hot Spot or do not have the appropriate personal protective equipment from entering a Hot Spot
6. Prohibiting eating, drinking, smoking, chewing gum or tobacco in Hot Spots, and requiring consumable items and activities to be confined to designated worker break areas.

In the event that contaminated soil and/or groundwater are identified where not previously anticipated during construction, the SMP shall also require that construction cease, and that appropriate handling and disposal procedures be implemented. Contaminated soils and/or groundwater can be identified by discoloration or stains, distinctive odors, absence of plants and animals, subsequent erosion from the absence of plant life, or the presence of paint chips or other materials known to contaminate soils. Procedures for properly handling, storing, and disposing contaminated soils may include, but are not limited to, the following:

1. Placing contaminated soils in properly labeled drums or lined hazardous waste storage/transportation conveyance units (i.e., roll-off waste boxes) in preparation of transportation and disposal
2. Avoiding temporary stockpiling of contaminated soils or hazardous materials
3. If temporary stockpiling is necessary:
 - Covering the stockpile with plastic sheeting or tarps
 - Installing a berm around the stockpile to prevent runoff from leaving the area
 - Avoiding stockpiling in or near storm drains or watercourses
4. Monitoring the air quality during excavation operations at locations potentially exhibiting elevated concentrations of hazardous material
5. Collecting water from decontamination procedures and treating and/or disposing of it at an appropriate disposal site
6. Collecting non-reusable protective equipment and disposing at an appropriate disposal site

Mitigation Measure HAZ-3(c). Records Search for Residual Soil and Groundwater

Contamination. Prior to project construction on the Canyon Del Rey/SR 218 segment a records search for residual soil and groundwater contamination related to the Del Rey Car Wash, Inc. at 810 Canyon Del Rey Road and upgradient release site at 1083 Freemont Boulevard shall be conducted by the implementing entity. Results of the records search shall be document in a technical memorandum and submitted to the Monterey County Environmental Health Bureau prior to issuance of grading permits for the Canyon Del Rey/SR 18 segment near the listed properties. The technical memorandum shall recommend remediation, such as safety precautions for construction workers if necessary, that shall be implemented prior to Trail construction.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

Impact HAZ-4. The project is located within two miles of the Marina Municipal Airport and Monterey Regional Airport and may result in safety hazards for recreational users. Impacts would be less than significant with mitigation.

Mitigation:

Mitigation Measure HAZ-4. Install Airport Noticing and Fencing Prior to Operation. Prior to the Northern Marina or Northern Loop segments opening for public use, the implementing entity shall post airport disclosure notices regarding ongoing airport operation and safety risks. Notices shall be posted at least every mile on the Northern Marina and Northern Loop segments beginning at least a half mile before entering a Marina Municipal Airport designated safety zone. The location of the notices posted along the Trail shall be identified by the implementing entity in consultation with the Marina Municipal Airport Advisory Committee. The implementing entity

shall be responsible for ensuring the signage is properly maintained and shall replace signage when it is removed or damaged such that the notices are no longer legible.

In addition, wherever the Trail is located within an airport safety zone, as defined by the Marina Municipal Airport Land Use Compatibility Plan, fencing shall be added along the Trail to prevent recreational users from accessing airport property. Fencing shall be of appropriate height to prevent trail users from straying off the trail. The implementing entity for the Northern Marina and Northern Loop segments shall be responsible for ensuring the fencing is properly maintained and shall replace fencing when it is removed or damaged such that it is no longer functional.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

H. Hydrology and Water Quality

Impact HYD-1. The project may result in an increase of pollutant discharges to waters of the state. This impact would be less than significant with mitigation.

Mitigation:

Mitigation Measure HYD-1(a). Prepare Accidental Spill Control Plan and Conduct Environmental Training prior to Construction. Prior to commencement of construction activities and under the direction of the implementing entity, the construction contractor shall prepare a Spill Response Plan (SRP) and Spill Prevention, Control and Countermeasure Plan (SPCC) for the segment, which shall apply to the construction phase of each segment or portion thereof. These plans shall include procedures for quick and safe clean-up of accidental spills; shall prescribe hazardous materials handling procedures for reducing the potential for a spill during construction; and shall include an emergency response program to ensure quick and safe clean-up of accidental spills and proper disposal of contaminants. The plans shall be reviewed and approved by the local jurisdiction with oversight prior to construction commencement.

Additionally, prior to the onset on construction activities for each segment or portion thereof, the contractor shall conduct an environmental training program to communicate the risk for accidental spills, environmental concerns and appropriate work practices, including spill prevention and response measures, to all field personnel prior to construction. A construction inspector or monitor shall ensure a copy of these plans are kept at construction staging areas or other location accessible and frequented by the construction crew, and shall ensure that the plans are followed during all construction activities.

Mitigation Measure HYD-1(b). Maintain Vehicles and Equipment During Construction. All construction vehicles and equipment, including all hydraulic hoses, shall be maintained in good working order to minimize leaks and contact the ground. A construction inspector or monitor shall check the vehicles and equipment and maintain vehicle equipment logs on a monthly basis for the duration of project construction. This measure applies to construction all FORTAG segments or portions thereof.

Mitigation Measure HYD-1(c). Conduct Design-Level Drainage Analysis Prior to Construction, and Implement Identified Measures to Minimize Runoff During Construction. Prior to the commencement of construction activities for each segment or portion thereof, the implementing entity shall retain a qualified registered professional engineer to

conduct a design-level drainage analysis that identifies existing drainage patterns across the project corridor, stormwater discharge locations on- and off-site, and stormwater control measures to implement during construction of the project. Where feasible, the drainage analysis shall quantify the existing and predicted post-construction peak runoff rates and amounts, both on-site and off-site, immediately downgradient of the project corridor. The drainage analysis shall identify any changes to the location of down-gradient discharge of stormwater runoff and any potential impacts to off-site property that would result from those changes to ensure drainage patterns are not substantially altered through project implementation, and that none of the overcrossings or undercrossing structures that are part of the project have impeded flood flows. The stormwater control measures to be implemented during construction shall also include or be consistent with measures identified to satisfy the erosion and runoff control standards of the NPDES-required SWPPP or County-required Construction Best Management Practices/Stormwater Management Program measures. The identified stormwater control measures shall be installed when appropriate during the construction process, including during grading, initial site preparation, excavation, and construction, as necessary, to control stormwater runoff and erosion during all phases of the construction process.

Mitigation Measure HYD-1(d). Prepare Stormwater Control Plan Prior to Construction and Implement Identified Stormwater Control Measures. Prior to commencement of construction activities for each segment or portion thereof, the implementing entity shall retain a registered professional engineer to prepare a Stormwater Control Plan, addressing the post-construction stormwater best management practices to be implemented along the project corridor. The plan shall include:

- The location of the stormwater control measures and details regarding their size and materials. Stormwater control measures shall be developed to maximize on-site infiltration of stormwater and minimize off-site stormwater discharge during operation of the project.
- A site map identifying all structural Stormwater Control Measures requiring operations and maintenance practices to function as designed.
- A description of all Stormwater Control Measures requiring operations and maintenance practices.
- Short- and long-term maintenance requirements, frequency of maintenance recommendations, and cost for maintenance estimations for each Stormwater Control Measure.

The Stormwater Control Plan shall specify that all recommended annual maintenance shall be completed by October 15 of each year to ensure compliance with all CWA permitting and reporting requirements. The frequency of maintenance activities that are not required on an annual basis shall be specified in the Stormwater Control Plan. The Stormwater Control Plan shall also demonstrate that with implementation and proper maintenance of the proposed stormwater control measures, all NPDES post-construction stormwater requirements would be met.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

Impact HYD-3. The project would alter drainage patterns in the project corridor, which may impact water quality. This impact would be less than significant with mitigation.

Mitigation:

This impact would be mitigated by *Mitigation Measure HYD-1(c), Conduct Design-Level Drainage Analysis Prior to Construction, and Implement Identified Measures to Minimize Runoff During Construction*, and *Mitigation Measure HYD-1(d), Prepare Stormwater Control Plan Prior to Construction and Implement Identified Stormwater Control Measures*, described above.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

Impact HYD-4. The project would alter drainage patterns in the project corridor, which may impact Flood Flows. This impact would be less than significant with mitigation.

Mitigation:

This impact would be mitigated by *Mitigation Measure HYD-1(c), Conduct Design-Level Drainage Analysis Prior to Construction, and Implement Identified Measures to Minimize Runoff During Construction*, and *Mitigation Measure HYD-1(d), Prepare Stormwater Control Plan Prior to Construction and Implement Identified Stormwater Control Measures*, described above.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

Impact HYD-6. The project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. This impact would be less than significant with mitigation.

Mitigation:

This impact would be mitigated by *Mitigation Measure HYD-1(a), Prepare Accident Spill Control Plan and Conduct Environmental Training prior to Construction*, *Mitigation Measure HYD-1(b), Maintain Vehicle and Equipment During Construction*, *Mitigation Measure HYD-1(c), Conduct Design-Level Drainage Analysis Prior to Construction, and Implement Identified Measures to Minimize Runoff During Construction*, and *Mitigation Measure HYD-1(d), and Prepare Stormwater Control Plan Prior to Construction and Implement Identified Stormwater Control Measures*.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

I. Land Use and Planning

Impact LU-2. With implementation of mitigation measures identified in this EIR, FORTAG would not cause a significant environmental impact due to a conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Impacts would be potentially significant but mitigable. All mitigation measures required of the project are applicable to this impact.

Mitigation:

All mitigation measures required of the Project are applicable to this impact.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

J. Noise

Impact N-1. Construction of the project would potentially expose persons to or generate excessive noise levels. This impact would be less than significant with mitigation.

Mitigation:

Mitigation Measure N-1. Implement Noise-Reducing Measures for Pile Driving or Drilling Activities. Pile driving or drilling activities shall not be permitted at night. During all pile driving or drilling activities, which are a possibility for construction of overcrossings in the Northern Loop and CSUMB Loop North segments, and for construction of the raised pathway in the Canyon Del Rey/SR 218 segment, the construction contractor shall employ a combination of the following noise-reducing measures to the extent necessary to reduce noise levels to 85 dBA or below at 50 feet from the project site. Noise monitoring shall occur once daily during normal pile driving or drilling activities to confirm that the standard has been met. If the noise level exceeds 85 dBA, the monitor shall notify the construction contractor, who shall cease pile driving or drilling until additional measures are implemented to reduce noise levels to 85 dBA, with subsequent monitoring.

1. Equipment with the potential to exceed 85 dBA at 50 feet shall be located as far from nearby noise-sensitive receptors as possible.
2. Any construction equipment that would be required during pile driving or drilling activity shall be properly maintained and have manufacturer-approved or recommended sound abatement means on air intakes, combustion exhausts, heat dissipation vents, and the interior surfaces of engine hoods and power train enclosures.
3. If feasible and determined to be an effective option, install temporary noise barriers around the perimeter of pile driving or drilling equipment operation to minimize construction noise.

In addition to these noise-reducing measures, the construction contractor shall provide written notification to residences within 700 feet of pile driving or drilling activities at least three weeks prior to all pile driving or drilling activities. The notification shall inform residents of the estimated start date, times and duration of pile driving or drilling activities.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

K. Public Safety and Services

Impact PS-1. The project would not result in adverse physical impacts associated with the need for additional emergency services and fire protection to maintain acceptable service ratios or response times. However, public concerns for safety on the Trail may result in increased calls for police protection services. Impacts would be less than significant with mitigation.

Mitigation:

Mitigation Measure PS-1. Ensure Adequate Police Monitoring and Safety Provisions for Each Portion of the FORTAG Alignment. Prior to the construction and operation of any segment or portion of FORTAG, the project Master Agreement will be developed and signed by relevant jurisdictional parties, which will include provisions requiring the entry into Supplemental Agreements at the time that actual design and construction occurs. These Supplemental Agreements shall specify: 1) maintenance activities and frequency, including trash collection; 2) safety features or provisions (e.g., lighting, fencing, signage) determined appropriate by local law enforcement in consideration of potential for homeless/transient activity, illegal camping, or criminal activity in the particular trail segment; 3) safety patrol responsibility, frequency, and reporting procedures; 4) protocol for illegal camping and loitering; and 5) monitoring and reporting methodology and frequency, in consideration of ongoing reports to local jurisdictions responsible for maintenance, law enforcement and monitoring. The Supplemental Agreements shall also identify adaptive management options if public safety and law enforcement are determined to be an ongoing issue.

In addition to Mitigation Measure PS-1, above, impact would be mitigated by, *Mitigation Measure AG-4(c), Regularly Remove Solid Waste and Litter during Operation.*

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

L. Tribal Cultural Resources

Impact TCR-1. The project may cause a substantial adverse change in the significance of a previously unknown or unidentified tribal cultural resource. Impacts would be less than significant with mitigation.

Mitigation:

Mitigation Measure TCR-1. Native American Monitoring. A Native American monitor shall be retained and remain present during ground disturbing activities for each Trail segment within previously undisturbed native soils, including any archaeological excavation resulting from the implementation of *Mitigation Measure CUL-2*, in Section 4.5, *Cultural Resources*.

In the event that cultural resources of Native American origin are identified during construction, the implementing entity shall consult with a qualified archaeologist and begin or continue Native American consultation procedures. If the implementing entity, in consultation with local Native Americans, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with Native American groups. The mitigation plan may include, but would not be limited to: avoidance, capping in place, excavation and removal of the resource, interpretive displays, sensitive area signage, or other mutually agreed upon measures.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

M. Wildfire

Impact WFR-2. FORTAG would be located in areas classified as very high fire hazard severity zones, but implementation and operation of FORTAG would not exacerbate wildfire risks with adherence to applicable firebreak maintenance standards. Impacts would be less than significant with mitigation.

Mitigation:

The impact would be mitigated by *Mitigation Measure GEO-1, Conduct Design-level Geotechnical Investigation and Implement Recommendations*, shown above.

Finding: TAMC finds that changes or alterations have been required in, or incorporated into, the project to avoid or lessen to a less-than-significant level the significant environmental effects identified in the Final EIR.

FEASIBILITY OF PROJECT ALTERNATIVES

The Final EIR considers the following alternatives to the Project.

Alternative 1: No Project

The No Project alternative involves the FORTAG corridor remaining in present day conditions. There would be no new 28-mile trail; no new undercrossings, overcrossings, raised pathway, or roundabouts; and no improvements to existing, informal parking areas. It is expected that existing parking areas and trails in the area (i.e., outside of and crossing through the project corridor) would continue to be used as they currently have been by people accessing portions of the former Fort Ord, including mountain bikers and equestrians.

Alternative 2: Increased Use of Existing Roadways

The Increased Use of Existing Roadways alternative would modify the alignment to reduce impacts to natural resources, primarily sensitive habitat, by increasing the use of existing roadways in select areas of the FORTAG corridor. As a result, the following specific areas on the FORTAG alignment would be modified:

- In the Northern Loop segment, north of the Marina Municipal Airport, the alignment would be modified to follow an existing unnamed road and an existing unpaved trail for approximately 0.5 mile to avoid impacts to habitat adjacent to the Salinas River.
- In the northern portion of the National Monument Loop segment, near the Central Coast Veterans Cemetery, the alignment would be modified to utilize an existing unpaved trail for approximately 0.8 mile to minimize impacts to habitat in this area by increasing utilization of existing paths.
- In the southern portion of the National Monument Loop segment, the alignment would be modified to utilize more existing roadways and trails, eliminating multiple curves in the trail by utilizing existing disturbed roads and trails to minimize impacts to natural habitat in the area.
- The Canyon Del Rey/SR 218 segment east of Fremont Boulevard would be eliminated and replaced with an alignment that would follow the PG&E easement on Plumas Avenue in the City of Seaside from Fremont Boulevard on the west to General Jim Moore Boulevard on the east. This modification would eliminate impacts to the Frog Pond Wetland Preserve and natural habitat east of General Jim Moore Boulevard, as well as community concerns regarding the Trail alignment through the City of Del Rey Oaks and the Frog Pond property.

- The Ryan Ranch segment would be eliminated to avoid impacts to habitat in the area and reduce the overall level of disturbance.

This alternative would total 22.7 miles, which equates to an 18 percent reduction in the miles provided under the proposed FORTAG alignment. This alternative would still serve pedestrians and bicyclists of all abilities and provide equestrian paths in select areas, but would eliminate some features of the trail, such as entry into certain scenic areas.

Alternative 3: Substitute Crossings

The Substitute Crossings alternative would modify the alignment to reduce aesthetic and noise impacts by eliminating the proposed overcrossings at Blanco Road in the Northern Loop segment and at Imjin Road in the CSUMB Loop North segment. The alignment at Blanco Road and at Imjin Road would extend adjacent to the existing roadways to the nearest at-grade intersection crossing: at Reservation Road/Blanco Road and at 8th Street/Imjin Road, respectively.

Alternative 3 would also adjust the alignment at the South Boundary Road crossing within the Ryan Ranch segment, approximately 1,760 feet east of the South Boundary Road and General Jim Moore Boulevard intersection (compared to approximately 1,400 feet east for the proposed project). The South Boundary Road crossing under Alternative 3 would connect to an existing, unofficial trailhead on the south side of South Boundary Road before connecting to the westerly remainder of the Ryan Ranch segment.

Alternative 4: Frog Pond Wetland Preserve Northerly Alignment

The Frog Pond Wetland Preserve Northerly Alignment alternative would modify the portion of the alignment extending through the Frog Pond Wetland Preserve, so it follows the existing trail through the northern portion of the Frog Pond, rather than the existing trail through the southern portion. From SR 218, the Alternative 4 alignment around the Frog Pond would extend northeast, roughly parallel to and approximately 270 feet east of the Carlton Drive cul-de-sac, before crossing General Jim Moore Boulevard. This alignment would primarily follow the existing trail through the Frog Pond, but to the north and east toward General Jim Moore Boulevard, rather than to the east and then north, as with the proposed project. The purpose of this alternative is to reduce impacts to the Frog Pond by minimizing loss of wetlands.

Alternative 5: South of Frog Pond Caltrans Right-of-Way Alignment

The South of Frog Pond Caltrans Right-of-Way Alignment alternative would modify the portion of the alignment extending through the Frog Pond so that it aligns the trail to the southern-most edge of the Frog Pond into the Caltrans SR 218 right-of-way rather than following the existing trail through the southern portion of the Frog Pond. The purpose of this alternative is to avoid placing the trail in the Frog Pond while maintaining a connection between the SR 218 undercrossing on the west and the General Jim Moore Boulevard undercrossing and Natural Expansion Area to the east.

Finding

None of the project alternatives identified in the Final EIR are preferable to the proposed project.

Facts in Support of Finding

The No Project alternative would result in less environmental impacts for all resource areas and is therefore the environmentally superior alternative. CEQA requires that when the No Project alternative is the environmentally superior alternative, an environmentally superior alternative be selected among the other alternatives. The environmentally superior alternative, excluding the No Project Alternative, is Alternative 2, as discussed below.

Decision making by TAMC on the project considers the environmental effects, the feasibility of alternatives, and the potential for alternatives to meet project objectives. Project objectives for FORTAG are as follows:

Objective 1: Function as an active transportation artery for commuting and recreation, providing a safe, accessible, and separated alternative to motorized travel that reduces vehicle trips and associated emissions.

Objective 2: Connect people and disadvantaged communities to open space and recreational activities from their homes, workplaces, and hospitalist bases.

Objective 3: Enhance connections between the former Fort Ord, Monterey Peninsula, and Salinas Valley communities, and provide additional opportunities for physical exercise and stress reduction for residents and visitors.

Objective 4: Utilize existing built trails and roadways where possible to minimize impacts to the natural environment while maintaining gentle grades for accessibility and providing access to viewpoints.

Objective 5: Provide interpretive and educational opportunities for trail users to experience and learn about the historic military use of the former Fort Ord, biological and other natural resources, and the Monterey Bay coast.

Objective 6: Utilize public lands where possible and encourage the incorporation of the Trail into planning and future development.

Objective 7: Create economic benefits from associated retail, hospitality, and competitive events.

Alternative 2, which involves modifications to the trail alignment to avoid impacts to natural resources, would increase the use of existing roadways for siting of the trail. Excluding the No Project alternative, Alternative 2, which would result in reduced impacts for 10 of 17 resource areas, is the environmentally superior alternative. Alternative 2 would technically meet all of the project's objectives. However, objectives 2, 3, and 7 would be met to a lesser extent than the proposed project. By eliminating the Ryan Ranch segment and routing more of the trail along roadways, Alternative 2 would provide less connections between communities, employment centers and open space, and would provide a less scenic trail experience.

Alternative 3 involves eliminating the proposed overcrossings at Blanco Road and Imjin Road and modifying the trail alignment to utilize at-grade crossings in place of overcrossings. Alternative 3 would reduce some impacts associated with overcrossing construction, such as noise and geology/soils impacts. Alternative 3 would technically meet all of the project objectives, but would result in additional safety concerns in comparison to the proposed project due to trail users needing to cross roadways at-grade, rather than via separated overcrossings.

Alternative 4 would modify the portion of the alignment extending through the Frog Pond Wetland Preserve, so it follows the existing trail through the northern portion of the Frog Pond, rather than the existing trail through the southern portion. Impacts would be similar to the proposed project, with a reduction in biological resources impacts due to fewer direct impacts to wetlands. Alternative 4 would meet all project objectives. However, Alternative 4 would route the trail closer to nearby residences to the north of the Frog Pond, which would increase the potential for conflicts between trail users and residents in that area.

Alternative 5 would realign the portion of the Canyon Del Rey/SR 218 segment to the southern-most edge of the Frog Pond along Canyon Del Rey/SR 218. This alternative would reduce the trail's intrusion into Frog Pond, but would result in increased impacts to biological resources, as the trail would run along a drainage ditch that includes riparian habitat which is considered jurisdiction water of the U.S. Alternative 5 would meet all project objectives, but with additional impacts to be mitigated.

Due to the factors described above, none of the project alternatives are more desirable than the proposed Project with consideration to environmental effects, feasibility, project objectives, and other factors. Alternative 1 (No Project) would not meet the Project Objectives. Alternatives 2 and 3 do not fully meet as many of the Project Objectives, including safety and connectivity. Alternatives 4 and 5 meet the Project Objectives, but with potentially greater impacts to riparian habitat and/or public safety/conflicts between residents and trail uses. The proposed Project itself now includes changes or alterations that have been required in, or incorporated into, the project to avoid or lessen to a less than significant level the significant environmental effects identified in the Final EIR. In accordance with *Laurel Hills Homeowners Assn. v. City of Counsel* (1978) 83 Cal.App.3d 515, 520-521, and *Rio Vista Farm Bureau v. County of Solano* (1992) 5 Cal.App.4th 351, 379, a finding on the feasibility of any of the alternatives is unnecessary. As such, a project may be approved without evaluation of the feasibility of alternatives if the proposed project incorporates mitigation measures that reduce all environmental effects to less than significant levels. Nevertheless, TAMC finds that none of the alternatives are more desirable than the proposed project, and that the proposed project better meets the Project Objectives with less-than-significant impacts after mitigation.

STATEMENT OF OVERRIDING CONSIDERATIONS

CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a project against its unavoidable risks when determining whether to approve a project. If the specific economic, legal, social, technological, or other benefits of the project outweigh the unavoidable adverse environmental effects, those effects may be considered acceptable. There are no significant unavoidable impacts resulting from the project. Therefore, no statement of overriding considerations is necessary.

EXHIBIT A
MITIGATION MONITORING AND REPORTING PLAN

Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Final Environmental Impact Report (Final EIR), specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight. In this MMRP, implementing entity refers to the agency that would execute the mitigation measure, which may be TAMC or any of the applicable jurisdictions depending on the agency implementing or operating the Trail segment.

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Aesthetics							
AES-1: Design Structures to be Visually Unobtrusive							
<p>For all FORTAG overcrossings and undercrossings, structural design shall be compatible with the surrounding landscape. Overcrossings shall be designed with visual permeability to the extent feasible. Openings shall provide viewing to frame the viewshed. Materials used shall be visually light, with natural-appearing materials and earth-toned colors compatible with the viewshed. Undercrossing entrances and exits shall include materials with textures and forms that relate to the immediate surroundings. Where feasible, install hardscaping that is of natural materials, landscaping that is compatible with the local natural plant palette, or other design features that soften the entrances and exits as they transition into and out of sloped areas. Surfaces shall be graffiti-resistant and readily repaired from graffiti. Specific design features shall be included in the final plan set and subject to implementing entity review and approval, prior to the initiation of construction. The implementing entity for any segment containing an overcrossing or undercrossing shall review the design plans for these structures to ensure they meet these requirements prior to issuance of building permits.</p>	<p>Incorporate visually unobtrusive design elements into plans for all overcrossings and undercrossings. Review plans to ensure they meet these requirements.</p>	<p>Prior to issuance of building permits</p>	<p>Once</p>	<p>Implementing entity</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
AES-3: Amenity Design							
Trail amenities such as kiosks, shade structures, and other ancillary structures shall be designed to be compatible with the natural environment or surrounding community character. Reflective and glare-producing materials shall be prohibited, and muted finishes encouraged. The color and texture of armoring materials shall be visually compatible with the appearance of the surrounding area. These design features shall be included in the final plan set prior to the initiation of construction for each Trail segment, and shall be approved by the implementing entity prior to permit approval.	Design amenities to be compatible with the natural environment. Revise final plan set to ensure compliance.	Prior to permit approval	Once	Implementing entity			
AES-4: Install Dark Sky-Compliant Lighting Prior to Operation							
The project shall employ dark sky-compliant lighting for all Trail lighting, except where the Trail crosses existing roadways and shielded safety lighting is necessary to eliminate conflict zones with vehicles. This style of lighting minimizes the release of light upwards into the atmosphere or outward past the Trail path, in part, with full cut-off luminaires.	Design trail lighting to be dark sky-compliant.	Prior to permit approval	Once	Implementing entity			
Agricultural and Forestry Resources							
AG-1: Implement Agricultural Land Conservation Measures							
Prior to issuance of grading permits for any of the Northern Marina segment alignment design options, the implementing entity shall provide that for every 1.0 acre of FMMP Important Farmland (Prime Farmland, Unique Farmland, and Farmland of Statewide Importance) that would be converted to non-agricultural use as a result of Trail development, 1.0 acre of land of comparable agricultural productivity shall be	Implement one of the farmland conversion mitigations described in the measure (one of items a, b, or c, or a combination thereof).	Prior to issuance of grading permits for any of the Northern Marina segment design options	Once	Implementing entity for Northern Marina segment			

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
	<p>preserved in perpetuity. The 1:1 mitigation shall be satisfied through one of more of the following:</p> <ul style="list-style-type: none"> a. Granting a perpetual conservation easement(s), deed restriction(s), or other farmland conservation mechanism(s) to Monterey County or another qualifying land management entity,¹ such as the Ag Land Trust, for the purpose of permanently preserving agricultural land. The required easement(s) area or deed restriction(s) shall total a minimum of 0.81 acre of FMMP Important Farmland, or as determined based on final design for the design option within the study area. The land covered by said off-site easement(s) or deed restriction(s) shall be located in Monterey County. b. Making an in-lieu payment to a qualifying entity, such as the Ag Land Trust, to be applied toward the future purchase of a minimum of 0.81 acre of FMMP Important Farmland in Monterey County, together with an endowment amount as may be required. The payment amount shall be determined by the qualifying entity or a licensed appraiser. c. Making an in-lieu payment to a qualifying entity, such as the Ag Land Trust, to be applied toward a future perpetual conservation easement, deed restriction, or other farmland conservation mechanism to preserve a minimum of 0.81 acre of FMMP Important Farmland in Monterey County. The amount of the payment shall be equal to 110 percent of the amount determined by 						

¹ A qualifying entity would be an incorporated land conservancy that has demonstrable ability to purchase, hold, and manage agricultural conservation easements and that possesses accreditation from the Land Trust Alliance.

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>the qualifying entity or a licensed appraiser.</p> <p>Mitigation Measure AG-1 is based on an Important Farmland conversion total that includes the currently identified design option footprint near Charles Benson Road. If the project plans are refined within the project's study area, the acreage included in the 1:1 mitigation may be adjusted accordingly, using the same calculation methodology as used in this analysis.</p>							
AG-4(a): Implement Measures to Reduce Construction-Related Conflicts with Agricultural Operations							
<p>The following measures shall be implemented during construction to reduce potential conflicts between construction-related activities and agricultural operations; these measures are applicable wherever Trail construction activities occur within proximity to active agricultural operations, and shall be the responsibility of the implementing entity:</p> <ul style="list-style-type: none"> ▪ Staging for construction shall not occur in or directly adjacent to active agricultural areas and access to staging areas shall not block or inhibit access to existing farmland or farm access roads ▪ Where feasible, earth moving construction activities, such as grading and site preparation, within 50 feet of agricultural areas shall not occur during peak harvest periods ▪ When construction activities must occur during agricultural harvest (for example, to avoid nesting bird season), reasonable access to farmland, as determined by the implementing entity in consultation with the agricultural operators, shall be maintained; while precise timing cannot be specified, the implementing entity would endeavor to 	Review plans to confirm inclusion of these measures for Trail segments within proximity to agricultural operations	Prior to approval of final design plans	Once	Implementing entity			
	Conduct spot-check monitoring during construction to ensure compliance	During construction	Ongoing during construction	Implementing entity			

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>consult with the Farmers as early as feasible in the development of the construction schedule</p> <ul style="list-style-type: none"> The construction contractor shall designate a contact for construction-related complaints. Contact information shall be provided to agricultural operators within 50 feet of the Trail, and shall be posted at construction staging areas. The contractor shall respond to complaints in a timely manner <p>These measures shall be included in final design plans for FORTAG segments adjacent to agriculture and implemented by the construction contractor. The implementing entity shall review plans to confirm inclusion of these measures and conduct spot-check monitoring during construction to ensure compliance.</p>							
AG-4(b): Install Fencing and Signage Prior to Operation							
<p>Wherever the Trail is constructed within 50 feet of agricultural fields, fencing shall be installed between the Trail and adjacent agricultural operations. In addition, signs clearly indicating “No Trespassing” shall be installed at key locations near agricultural operations, to be identified by the implementing entity for Trail segments adjacent to agriculture in consultation with agricultural operators. The signs shall specify the legal ramifications for trespassing on adjacent properties. Additional signage shall be installed, where appropriate, reminding Trail users that dogs must be on leash and remain on the trail, that littering is prohibited, and that dog waste must be removed.</p> <p>The implementing entity shall be responsible for</p>	Install fencing and signage between the Trail and adjacent agricultural operations	Prior to operation	Once	Implementing entity			
	Maintain fencing and signage and replace as needed	During operation	Ongoing during operation	Implementing entity			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
ensuring the fencing and signs are properly maintained and shall replace fencing and signs when they are removed or damaged such that they are no longer functional.							
AG-4(c): Regularly remove Solid Waste and Litter during Operation							
Once the Trail is open for public use, the implementing entity shall ensure that solid waste is collected from trash receptacles on a reasonable, periodic basis to ensure that the trash and recycling receptacles located along the Trail do not overflow. The frequency shall be determined by the implementing entity and may vary seasonally, with more frequent collection in the summer months when the Trail is busy. The implementing entity shall also be responsible for collecting litter along the Trail. If litter leaves the Trail ROW, the implementing entity shall ensure that the litter in the vicinity of the Trail that is reasonably attributed to Trail use is removed within a reasonable time frame. Access to agricultural fields for the purpose of litter removal shall be coordinated with on-site agricultural operators, taking into account pesticide/fumigant restrictions and the goal of minimizing soil compaction or direct contact with crops. The implementing entity shall not enter adjacent agricultural fields without express permission by the agricultural operator. All solid waste and recyclable materials shall be properly disposed.	Collect litter attributed to trail use and remove solid waste from trash receptacles on a reasonable, periodic basis	During operation	Ongoing during operation	Implementing entity for each trail segment			

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Air Quality							
AQ-4: Install Dog Waste Facilities							
Trail construction shall include installation of dog waste disposal bag dispensers with a waste receptacle at every amenity area where trash cans are provided. Waste disposal and bag refills shall be incorporated into the Master Agreement for Trail maintenance through Supplemental Agreements.	Incorporate dog waste disposal requirements into the Master Agreement	Prior to execution of Master Agreement	Once	Implementing entities			
	Install dog waste disposal facilities consistent with the measure and maintain throughout operation.	Install prior to operation; maintain during operation	Once prior to operation; ongoing during operation	Implementing entities			
Biological Resources							
BIO-1(a) Conduct Special Status Plant Species Surveys							
Prior to issuance of grading permits for each individual segment, surveys for special status plants shall be completed in all natural vegetation communities and in undeveloped areas (including ruderal, and non-native habitats). The surveys shall be floristic in nature and shall be seasonally timed to coincide with the target species identified in the project-specific biological analysis. A reference site visit shall be conducted for the target species to confirm blooming. All plant surveys shall be conducted by a qualified biologist during the blooming season prior to any ground disturbance. All special status plant species identified shall be mapped onto a site-specific aerial photograph or topographic map with the use of Global Positioning System (GPS) unit. Surveys shall be conducted in accordance with the most current protocols established by the CDFW, USFWS, and the local jurisdictions if said	Conduct special status plant surveys for each segment during the blooming season prior to construction of that segment	Prior to issuance of grading permits for each segment	Up to three for each segment	Implementing entity and qualified botanist			
	Conduct reference site visit for target species to confirm blooming and only conduct survey if target species are in bloom	Prior to issuance of grading permits for each segment	Up to three for each segment	Implementing entity and qualified botanist			
	For each site where special status plant species occur, prepare a map indicating occurrences as "point" locations for individual plants or "area" locations for populations	Prior to issuance of grading permits for each segment	Once for each report	Implementing entity and qualified botanist			
	Prepare a plant survey report for each segment	Prior to issuance of grading permits for each segment	Once for each segment during construction planning	Implementing entity and qualified botanist			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>protocols exist. Currently recommended protocols include: CDFW 2018², USFWS 2002c³, and CNPS 2001⁴. A plant survey report shall be prepared that: 1) outlines the methodology of surveys and qualifications of surveying biologists; 2) presents the results of the surveys; 3) presents an analysis of potential impacts to non-listed species and a determination of whether or not those impacts could result in jeopardy of a local or regional population; 4) presents a summary of listed species that would be impacted including numbers of individuals and/or acres of occupied habitat; 5) presents the required compensatory mitigation; and 6) recommends any additional tasks that would be required to meet the conditions of <i>Mitigation Measures BIO-1(b) and BIO-1(c)</i>. A report of the survey results shall be submitted to the implementing entity. The CDFW and/or USFWS may also require documentation of surveys for consultation purposes. If special status plants are identified within or adjacent to proposed disturbance areas, <i>Mitigation Measures BIO-1(b) and/or BIO-1(c)</i> shall be implemented. The first of the focused protocol rare plant surveys were completed for the Canyon Del Rey/SR 218 segment, the CSUMB Loop South segment and the CSUMB Loop North segment in the 2019 blooming period. Completed rare plant surveys need not be repeated if construction of a segment occurs within three years of the survey's completion. If construction does not occur within three years, floristic surveys shall be repeated.</p>			phase; implement the recommendations on an ongoing basis throughout project construction				
	Repeat floristic surveys if construction does not occur within three years of a survey's completion	Prior to issuance of grading permits for each segment	Repeated during construction planning phase, if required	Implementing entity and qualified botanist			

² California Department of Fish and Wildlife. California Sensitive Natural Communities List. Available online at: <https://www.wildlife.ca.gov/Data/VegCAMP/Natural-Communities>

³ Cypher, Ellen A. California State University, Stanislaus. "General Rare Plant Survey Guidelines." Available online at: https://www.fws.gov/sacramento/es/Survey-Protocols-Guidelines/Documents/rare_plant_protocol.pdf

⁴ California Native Plant Society. 1983. Revised 2001. "CNPS Botanical Survey Guidelines." Available online at: https://cnps.org/wp-content/uploads/2018/03/cnps_survey_guidelines.pdf

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
BIO-1(b): Implement Special Status Plant Species Avoidance, Minimization, and Mitigation							
<p>Federally and/or state listed or CRPR List 1B or 2 species shall be avoided to the maximum extent possible. If federally and/or state listed or CRPR List 1B or 2 species are found during special status plant surveys [pursuant to <i>Mitigation Measure BIO-1(a)</i>], and listed species would be directly and/or indirectly impacted, or there would be a population-level impact to non-listed species, then the Trail shall be re-aligned a minimum of 50 feet within the study area to avoid impacting those plant species where and if feasible. Listed and other special status plant occurrences, or their habitats, that are not within the immediate disturbance footprint but are located within 50 feet of disturbance limits shall be demarcated as an Environmentally Sensitive Area (ESA), and shall have bright orange protective fencing installed a minimum of 50 feet beyond their extent prior to and during construction activities. Reduction of avoidance buffer distance must be approved by a qualified biologist in consultation with CDFW. No construction activity shall be allowed within these avoidance areas. To avoid encroachment within ESAs, the limits of work shall be clearly shown on all project plans and demarcated on site with high visibility fencing. Work in the vicinity of such ESAs shall be monitored by a qualified biologist to ensure no encroachment. If significant impacts to special status plants cannot be avoided, <i>Mitigation Measure BIO-1(c)</i> shall be implemented.</p>	<p>Realign trail as needed to avoid federally and/or state listed species</p>	<p>After completion of the surveys described in Mitigation Measure BIO-1(a)</p>	<p>Once</p>	<p>Implementing entity and qualified botanist</p>			
	<p>Demarcate ESAs for listed and special status plant or their habitats that are not within the immediate disturbance footprint but are located within 50 feet of disturbance limits</p>	<p>Prior to construction activities near ESAs</p>	<p>As needed during construction</p>	<p>Implementing entity and qualified botanist</p>			
	<p>If trail realignment or ESA demarcation is necessary, clearly indicate the realignment and/or ESAs on project plans</p>	<p>Prior to permit approval</p>	<p>Once</p>	<p>Implementing entity and qualified botanist</p>			
	<p>Conduct biological monitoring during work in the vicinity of ESAs</p>	<p>During construction</p>	<p>As needed during construction</p>	<p>Implementing entity and qualified botanist</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
BIO-1(c): Prepare Habitat Mitigation and Monitoring Plan							
<p>If federally and/or state listed plants or non-listed special status plant populations [or sensitive natural communities or waters of the U.S. and/or State; see <i>Mitigation Measures BIO-2(b)</i> and <i>BIO-3(b)</i>, respectively] cannot be avoided and will be impacted by development of the proposed project, all impacts shall be mitigated by the implementing entity at a minimum ratio of 1:1 for occupied habitat area as a component of habitat restoration or through compensatory mitigation. If state listed plants or those listed by the Native Plant protection Act will be impacted by the proposed project, CDFW shall be consulted to determine if take can be avoided. If it is determined through consultation with CDFW that take cannot be avoided, mitigation consistent with that described above would be required under CEQA. Additional levels of mitigation may be required by CDFW under a CESA Incidental Take Permit. If the Monterey County Regional Conservation Investment Strategy (RCIS) is adopted at the time of project implementation, mitigation may be facilitated through the RCIS program. A habitat mitigation and monitoring plan (HMMP) shall be prepared by a qualified biologist and submitted to implementing entity for review and approval. (Note: if a federally and/or state listed plant species will be impacted, USFWS and/or CDFW will likely require a restoration plan to be submitted for their review in support of federal and/or state incidental take authorization[s]). The HMMP shall include, at a minimum, the following components:</p> <ul style="list-style-type: none"> ▪ Description of the project/impact site (i.e., location, responsible parties, areas to be impacted by habitat type) 	<p>If special status plant populations, sensitive natural communities, or waters of the U.S. and/or state cannot be avoided and will be impacted, mitigate impacts at a minimum ratio of 1:1 for occupied habitat area or through compensatory mitigation.</p>	Prior to occupancy	As needed	Implementing entity			
	<p>Consult with CDFW regarding impacts to special status plants</p>	<p>After determination that the project would potentially result in “take” of state listed plant species would</p>	As needed	Implementing entity			
	<p>If a Monterey County RCIS has been adopted, and mitigation is occurring through the RCIS, prepare an HMMP</p>	<p>Prior to construction activities that would impact the resources described in the measure</p>	As needed	Implementing entity and qualified botanist			

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<ul style="list-style-type: none"> ▪ Goal(s) of the compensatory mitigation project [type(s) and area(s) of habitat to be established, restored, enhanced, and/or preserved; specific functions and values of habitat type(s) to be established, restored, enhanced, and/or preserved] ▪ Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions and values) ▪ Implementation plan for the compensatory mitigation site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan) ▪ Maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule) ▪ Monitoring plan for the compensatory mitigation site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports) ▪ Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30 percent relative cover by vegetation type ▪ An adaptive management program and remedial measures to address any shortcomings in meeting success criteria and/or to address catastrophic events such as wildfires ▪ Notification of completion of compensatory mitigation and agency confirmation ▪ Contingency measures (initiating procedures, alternative locations for 							

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
contingency compensatory mitigation, funding mechanism)							
BIO-1(d): Conduct Special Status Wildlife Pre-Construction Surveys							
<p><i>General Wildlife Surveys</i> Pre-construction clearance surveys for northern California legless lizard, coast horned lizard, two-striped garter snake, western pond turtle and American badger shall be conducted within 14 days prior to the start of construction (including staging and mobilization) in areas of suitable habitat. For two-striped garter snake and western pond turtle, these areas are limited to the Canyon Del Rey/SR 218 segment. California legless lizard may be found in undeveloped areas throughout the project corridor. Coast horned lizard and American badger suitable habitats are limited to the Northern Marina, Northern Loop, National Monument Loop, Ryan Ranch, and Canyon Del Rey/SR 218 segments. The surveys shall cover the entire disturbance footprint plus a minimum 200-foot buffer within suitable habitat, where permissible, and shall identify all special status animal species that may occur on-site. Surveys shall be conducted by a qualified biologist with experience with the species, in accordance with current industry standards. Surveys shall include transects walked throughout the project site and shall be conducted during suitable weather conditions and time of day to maximize detection as much as possible. Active burrows or dens shall be avoided to the maximum extent possible, and a non-disturbance buffer of 50 feet shall be implemented where feasible. Smaller avoidance buffers may be established through consultation with CDFW. If avoidance is</p>	Conduct general wildlife surveys	Within 14 days prior to construction in areas containing suitable habitat	Once	Implementing entity and qualified biologist			
	Conduct burrowing owl surveys	Within 30 days prior to construction in areas containing suitable habitat	Once	Implementing entity and qualified biologist			
	Conduct Smith’s blue butterfly host plant surveys and mitigation	During the host plant blooming season prior to construction in areas containing suitable habitat	Once	Implementing entity and qualified biologist			
	Conduct California tiger salamander surveys	Within 30 days prior to construction in areas containing suitable habitat	Once	Implementing entity and qualified biologist			
	Conduct California red-legged frog surveys	Within 24-hours or 48-hours (when breeding habitat is present) prior to construction in areas containing suitable habitat	Once	Implementing entity and qualified biologist			
	Conduct Monterey Dusky-footed woodrat surveys	Within 14 days prior to	Once	Implementing entity and			

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
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not possible, California legless lizard, coast horned lizard, and two-striped garter snake shall be relocated from the site to a safe location within suitable habitat as near to the project area as possible by a qualified biologist who holds a scientific collecting permit for that species.		construction in areas containing suitable habitat		qualified biologist			
<i>Burrowing Owl Surveys</i> A qualified biologist shall conduct pre-construction clearance surveys prior to ground disturbance activities within suitable natural habitats and ruderal areas throughout the Trail segments and a 500-foot buffer to confirm the presence/absence of active burrowing owl burrows. The surveys shall be consistent with the recommended survey methodology provided by CDFW (2012) and California Burrowing Owl Consortium’s “Burrowing Owl Survey and Mitigation Guidelines” (CBOC 1993). Clearance surveys shall be conducted within 30 days prior to construction and ground disturbance activities. If no burrowing owls are observed, no further actions are required. If burrowing owls are detected during the pre-construction clearance surveys, the following measures shall apply:	Conduct special status bat emergence surveys	During the period from May 1 through August 31 in the year prior to construction, and only when weather conditions are appropriate for emergence surveys, in areas containing suitable habitat	Once	Implementing entity and qualified biologist			
<ul style="list-style-type: none"> ▪ Avoidance buffers during the breeding and non-breeding season shall be implemented in accordance with the “Staff Report on Burrowing Owl Mitigation” (CDFW-2012) and Burrowing Owl Consortium (1993) minimization mitigation measures. ▪ If avoidance of burrowing owls is not feasible, then additional measures such as passive relocation during the nonbreeding season and construction buffers of 200 feet during the breeding season shall be implemented, in consultation with CDFW. In 	Prepare reports for the surveys listed above	Prior to construction for which surveys were required	Once	Implementing entity and qualified biologist			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
	<p>addition, a Burrowing Owl Exclusion Plan and Mitigation and Monitoring Plan shall be developed by a qualified biologist in accordance with the CDFW (2012) and Burrowing Owl Consortium (1993).</p> <ul style="list-style-type: none"> If passive relocation occurs, and suitable natural burrows are not present within the vicinity of the evicted burrow, and appropriate land-owner approvals can be secured, replacement of occupied, evicted burrows with artificial burrows shall be implemented at a 1:1 ratio in areas, and/or land owner approvals to construct artificial burrows cannot be secured, artificial burrows shall be constructed in suitable habitat in compensatory mitigation areas, wherever those mitigation lands are established. <p><i>Smith's Blue Butterfly Host Plant Surveys and Mitigation</i></p> <p>Prior to grading and construction in undeveloped areas throughout the Trail alignment, an approved biologist shall conduct surveys for seacliff buckwheat (<i>Eriogonum parvifolium</i>) and seaside buckwheat (<i>Eriogonum latifolium</i>), host plants of Smith's blue butterfly in areas of suitable habitat. These surveys can be completed as part of the rare plant surveys conducted under <i>Mitigation Measure BIO-1(a)</i>. If no Smith's blue butterfly host plants are located, no further action is required. If host plants are located within proposed disturbance areas, they shall be avoided if feasible. If avoidance is not feasible, the plants shall be buffered by a minimum of 25 feet and demarcated as an ESA with high-contrast construction flagging, and no construction activity shall be allowed within the buffered</p>						

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>avoidance area. If construction would be required within the buffer area, a biological monitor shall be present for all work within the buffer avoidance area to ensure no direct impacts to host plants.</p> <p>If avoidance is not feasible, focused surveys shall be conducted to determine presence or absence of the butterfly species. This may include surveys during the adult flight period (mid-June through early September), and/or inspection of host plants for all life forms (egg, larva, pupa, and adult). If individuals of any life stage that may be impacted by the proposed project are detected during focused surveys, the plant cannot be disturbed without take authorization from USFWS. Only a USFWS permitted biologist would be allowed to relocate occupied host plants.</p> <p><i>California Tiger Salamander</i></p> <p>Prior to grading and construction in natural areas of all segments containing suitable upland habitat, a qualified biologist shall conduct a preconstruction survey for CTS. The survey shall include a transect survey over the entire project disturbance footprint (including access and staging areas), and mapping of burrows that are potentially suitable for salamander occupancy. During this survey, biologists shall inspect burrows for CTS with an electronic devise (scope) to determine if they are occupied. If any CTS is detected, no work can be conducted until the individual leaves the site of their own accord, unless federal and state “take” authorization has been issued. Typical preconstruction survey procedures, such as burrow scoping and burrow collapse, cannot be conducted without federal and state permits. If any life stage of CTS is found within the survey</p>							

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
	<p>area, the USFWS and CDFW shall be consulted to determine the appropriate course of action to comply with the FESA and CESA, if permits are not already in place at the time of construction. Inspection of burrows must be conducted under the direct supervision of a qualified CTS biologist approved by CDFW and/or USFWS if conducted under a state and/or federal incidental take permit. Take of CTS, including disturbance, handling or relocating, is illegal without state and federal take authorization.</p> <p><i>California Red-Legged Frog</i></p> <p>Within 24 hours prior to grading and construction in undeveloped areas of the Ryan Ranch, Canyon Del Rey/SR 218, National Monument Loop, Northern Loop, and Northern Marina segments, a clearance survey for CRLF shall be conducted by a qualified biologist. If suitable aquatic habitat is present in or immediately adjacent to the construction area (suitable aquatic habitat only occurs along the Canyon Del Rey/SR 218 Segment), two-night surveys shall be conducted within 48 hours of the start of work. Night surveys shall follow the Revised Guidance on Site Assessments and Field Surveys for the California Red-legged Frog (USFWS 2005). If a CRLF is detected during the survey, the implementing entity shall consult with the USFWS and CDFW. Project activities shall not occur until the individual has left the site on its own accord. If CRLFs are to be relocated, a formal take authorization issued by the USFWS must be obtained prior to relocation. No CRLFs shall be relocated or handled without express permission from USFWS and shall be conducted by a qualified biologist holding a scientific collecting permit for the species.</p>						

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p><i>Monterey Dusky-footed Woodrat</i></p> <p>A qualified biologist shall conduct a pre-construction survey for woodrats no more than 14 days prior to construction. Middens within 50 feet of project activity that would not be directly impacted by project activity shall be demarcated with a 50-foot avoidance buffer and left intact. Smaller avoidance buffers may be established in consultation with CDFW. If a midden(s) that cannot be avoided are found during the pre-construction survey, qualified biologist who holds a scientific collecting permit for that species shall dismantle the midden with the goal of ensuring the individuals are allowed to leave the work areas unharmed before on site activities begin.</p> <p><i>Special Status Bats</i></p> <p>If trees of sufficient size and structure (i.e., mature trees with hollows and crevices) to support roosting bats are slated for removal during construction, a preconstruction bat emergence survey shall be conducted by a qualified biologist to determine if the tree functions as a roost. Emergence times may vary dependent on species, weather conditions, and time of year and shall occur when conditions are favorable (higher temperatures, high humidity, low wind, no precipitation), and timed to capture bat emergence (typically occurring between sunset and sunrise). Maternity season for bats ranges from May 1 through August 31. After September, bats begin to enter their hibernaculum stage in preparation for colder months and may not emerge from their roosts, and emergence surveys would not be conclusive.</p> <p>The specific timelines for implementation of</p>							

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
	<p>management of roosting bats within the project corridor would be determined based upon the results of the emergence surveys. A Bat Eviction Plan shall be prepared and submitted to CDFW for approval prior to bat exclusion. Bats shall only be excluded during the non-breeding season. Once the species has been determined, areas to relocate roosts to may also be identified (i.e. other areas away from tree removal area). Relocation sites away from the project impact area can be enhanced with additional bat boxes or structures depending on the species. Alternative bat roosting habitat shall be installed as far in advance of the humane eviction/exclusion as possible to increase likelihood of their discovery and use by the bats being evicted. Therefore, the installation of alternative bat roosting structures shall be initiated as soon as active roosts are identified. After alternative roost structures have been installed, eviction measures shall be implemented no less than 10 days following installation of alternative bat roosting structures. Install exclusion netting and socks (specific for bats to prevent re-entry) at roost openings to allow bats to exit but prevent their re-entry into the roost. Nets and socks would have to be regularly checked to prevent wildlife entrapment. Exclusion devices shall be left in place and monitored daily for seven days to confirm the exclusion is successful prior to tree removal. Tree removal shall be monitored by a qualified bat biologist in case any further individual relocation is necessary. If maternal colonies, or active bat roosts adjacent to the work area that may be disturbed by construction, are identified, a 50-foot non-disturbance buffer shall be required. No work shall occur in this area until a qualified bat</p>						

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					Initial	Date	Comments
<p>biologist has determined the site is no longer used or young are independent.</p> <p><i>Reporting</i> A report of all pre-construction survey results shall be submitted to the implementing entity for its review prior to the start of demolition. The report shall include a description of the survey methodology for each species, the environmental conditions at the time of the survey(s), the results of the survey, any requirements for addressing special status species identified during surveys, and the biological qualifications of the surveyors. The report shall be accompanied by maps and figures showing the location of any special status species occurrences and associated avoidance buffers.</p>							
BIO-1(e): Conduct Nesting Bird Preconstruction Surveys							
<p>Ground disturbance and vegetation removal activities shall be restricted to the non-breeding season (September 16 to January 31) for all segments when feasible. For ground disturbance and vegetation removal activities occurring in all project areas during the bird nesting season (February 1 to September 15), general pre-construction nesting bird surveys shall be conducted by a qualified biologist for all migratory birds, including special status birds and raptors (i.e., northern harrier, Cooper’s hawk, horned lark, tricolored blackbird and white-tailed kite) not more than 10 days prior to construction activities involving ground clearing, vegetation removal/trimming, or building demolition. The surveys shall include the disturbance area plus a 200-foot buffer around the site if feasible, a 500-foot buffer for tricolored blackbird, and a minimum of 500-feet</p>	<p>When feasible, conduct ground disturbing activities and vegetation removal during the non-breeding season for nesting birds; for ground disturbance and vegetation removal occurring during the bird nesting season, conduct general pre-construction nesting bird surveys, including subsequent reassessments, buffer implementation, and CDFW consultation, as required</p>	<p>Not more than 10 days prior to construction activity commencing during the breeding season</p>	<p>Once prior to start of construction, with additional surveys in areas where no construction activity has occurred for 10 or more days</p>	<p>Implementing entity and qualified biologist</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
	<p>for white-tailed kite as determined by a qualified biologist. If active nests are located, an appropriate avoidance buffer shall be established within which no work activity will be allowed which would impact these nests. The avoidance buffer would be established by the qualified biologist on a case-by-case basis based on the species and site conditions. The qualified biologist shall observe nesting birds for baseline behavior prior to the start of work. If this buffer is not feasible, a reduced buffer may be implemented, and a qualified biologist shall monitor the nest for disturbance. If nesting birds show signs of disturbance, all work shall stop and the original (or larger) buffer shall be established. In no cases shall the buffer be smaller than 50 feet for non-raptor bird species, 200 feet for raptor species, a 300-foot buffer for tricolored blackbird (nest or colonies), and a minimum of 500 feet for white-tailed kite. Larger buffers may be required depending upon the status of the nest and the construction activities occurring in the vicinity of the nest. If fully protected White-tailed kites are documented nesting within 500 feet of construction activities, a minimum 500-foot non-disturbance buffer shall be implemented, and a biological monitor shall be present during work within one mile of the nest. If a 500-foot buffer is not feasible, CDFW shall be consulted on appropriate avoidance and minimization methods, which would likely include work restrictions within 0.5 mile of the nest, biological monitoring for activity within the nest' line-of-sight, etc. The buffer area(s) shall be closed to all construction personnel and equipment until juveniles have fledged and the nest is inactive. The implementing entity-approved biologist shall confirm that breeding/nesting is completed</p>						

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
and young have fledged the nest prior to removal of the buffer. Tricolored blackbird colonies shall be reassessed after 10 days of discovery to accurately determine colony size. The buffer shall remain in place until the end of the nesting season or until the qualified biologist has determine all young have fledge and are no longer dependent on the colony. If a 300-foot buffer is not feasible, CDFW shall be consulted on appropriate avoidance and minimization method, which would likely include work restrictions within 300 feet of the colony, biological monitoring for activity within the nest’s line-of-sight, etc.							
BIO-1(f): Implement Biological Resources Avoidance and Minimization							
The following measures shall be applied to all segments to avoid impacts to sensitive species and biological resources. The implementing entity shall be responsible for implementing selected measures.	Implement biological resources avoidance and minimization measures for all segments	During construction	Ongoing during construction	Implementing entity and qualified biologists			
<ul style="list-style-type: none"> Ground disturbance shall be limited to the minimum necessary to complete the project. The limits of disturbance for each construction phase shall be flagged. Areas of special biological concern within or adjacent to the limits of disturbance shall have highly visible orange construction fencing installed between said area and the limits of disturbance. 	Conduct biological monitoring for all initial ground disturbance activity	During construction	Ongoing as-needed for duration of construction	Qualified biologist			
<ul style="list-style-type: none"> All construction occurring within or adjacent to natural habitats that may support Federally and/or State listed endangered/threatened species, State fully protected species, and/or special status species shall have a qualified biological monitor present during all initial ground disturbing/vegetation clearing activities. 	Oversee and monitor biological resources mitigation compliance	During construction	Ongoing throughout construction phase	Implementing entity and qualified biologists			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<ul style="list-style-type: none"> ▪ No endangered/threatened species shall be captured/handled, relocated, harmed, or harassed without express written permission from the CDFW and/or USFWS. ▪ If at any time during construction an endangered, threatened, or fully protected species enters the construction site or otherwise may be impacted, all construction activities shall cease. A CDFW/USFWS-approved biologist shall document the occurrence and consult with the CDFW and USFWS, as appropriate, to determine whether it was safe for project activities to resume. ▪ At the end of each workday, excavations shall be secured with cover or a ramp provided to prevent wildlife entrapment. ▪ All trenches, pipes, culverts or similar structures shall be inspected for animals prior to burying, capping, moving, or filling. ▪ If night work is required, all construction lighting shall be pointed down and directed only on the work area. ▪ The implementing entity shall approve one or more qualified biologists to oversee and monitor biological compliance for the project. At least one qualified biologist shall be present during all initial ground disturbing activities, including vegetation removal to recover special status animal species unearthed by construction activities. 							

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
BIO-1(g): Implement California Tiger Salamander Compensatory Mitigation							
<p>If California tiger salamander habitat cannot be avoided, the implementing entity shall preserve off-site suitable upland habitat and/or purchase credits at an approved conservation bank as compensatory mitigation to offset impacts to suitable California tiger salamander upland habitat. The compensatory mitigation shall incorporate the conditions and compensatory mitigation requirements specified in the incidental take permit(s) and/or incidental take statement that could be issued by CDFW and USFWS for this project but shall meet the minimum standards specified in this measure. Compensatory mitigation shall be provided at a ratio of not less than 0.5:1 (area mitigated: area impacted) for Categories 3 and 4 upland habitat and 1:1 for Categories 1 and 2 habitat. Compensatory mitigation shall occur off-site. Areas proposed for preservation must contain verified California tiger salamander habitat within 1.3 miles of a known breeding pond. The compensatory mitigation area(s) shall have a restrictive covenant (e.g., conservation easement) prohibiting future development/disturbance and shall be managed in perpetuity to encourage persistence and enhancement of the preserved target species. Compensatory mitigation lands cannot be located on land that is currently held publicly for resource protection, unless a portion of such land is degraded/destroyed or otherwise not functioning as pre-disturbance, intact natural habitat (e.g., abandoned agricultural field) and could be restored. The compensatory mitigation areas shall be managed by a conservation lands management entity or other qualified easement holder.</p>	<p>If California tiger salamander habitat cannot be avoided, preserve off-site habitat or purchase conservation credits</p>	<p>Prior to operation</p>	<p>Once per affected habitat area</p>	<p>Implementing entity in coordination with CDFW</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>The CDFW and organizations approved by CDFW that meet the criteria below may be considered qualified easement holders for those species for which the CDFW has regulatory authority. To qualify as a “qualified easement holder” a private land trust must at a minimum have:</p> <ol style="list-style-type: none"> 1. Substantial experience managing conservation easements that are created to meet mitigation requirements for impacts to special-status species; 2. Adopted the Land Trust Alliance’s Standards and Practices; and 3. A stewardship endowment fund to pay for its perpetual stewardship obligations. <p>Other specific conditions for qualified easement holders may be outlined in incidental take permit(s) and/or incidental take statement that could be issued by CDFW and USFWS for this project.</p> <p>The implementing entity shall determine whether a proposed easement holder meets these requirements. The implementing entity shall also be responsible for donating to the conservation easement holder fees sufficient to cover administrative costs incurred in the creation of the conservation easement (appraisal, documenting baseline conditions, etc.) and funds in the form of a non-wasting endowment to cover the cost of monitoring and enforcing the terms of the conservation easement in perpetuity. The amount of these administrative and stewardship fees shall be determined by the conservation easement holder in consultation with the implementing entity.</p> <p>Conservation easement(s) shall be held in perpetuity by a qualified easement holder (as defined above), and be subject to a legally</p>							

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
	<p>binding agreement that shall: (1) be recorded with the County Recorder(s); and (2) contain a succession clause for a qualified easement holder if the original holder is dissolved.</p> <p>The following factors shall be considered in assessing the quality of potential mitigation habitat: (1) current land use, (2) location (e.g., habitat corridor, part of a large block of existing habitat, adjacency to source populations, proximity to potential sources of disturbance), (3) vegetation composition and structure, (4) slope, (5) soil composition and drainage, and (6) level of occupancy or use by all relevant species.</p> <p>To meet the requirement that the mitigation habitat is of value equal to, or greater than, the habitat impacted on the project site, the mitigation habitat must be either “suitable habitat” or “enhanced habitat” as described below:</p> <p><i>Suitable Habitat</i></p> <p>To meet the requirements for suitable habitat that provides equal or greater habitat value for listed animal species than the impacted habitat, the habitat must:</p> <ol style="list-style-type: none"> 1. Provide habitat for special status animal species, such that special status animal species populations can regenerate naturally when disturbances are removed; 2. Not be characterized by (or adjacent to areas characterized by) high densities of invasive species, such as yellow star-thistle, or species that might jeopardize habitat recovery and restoration; 3. Not contain hazardous wastes that cannot be removed to the extent that the site could not provide suitable habitat; and 4. Not be located on land that is currently publicly held for resource protection. 						

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<i>Enhanced Habitat</i>							
If suitable habitat is unavailable, or in lieu of acquiring already suitable special status animal species habitat, the applicant may enhance potential habitat that:							
<ol style="list-style-type: none"> 1. Is within an area with potential to contribute to habitat connectivity and build linkages between populations; 2. Consists of actively farmed land or other land containing degraded habitat that will support enhancement; 3. Supports suitable soils, slope, and drainage patterns consistent with special status animal species requirements; 4. Cannot be located on land that is currently held publicly for resource protection; and 5. Does not contain hazardous wastes or structures that cannot be removed to the extent that the site could not provide suitable habitat. 							
<i>Enhanced Habitat Standards</i>							
For enhanced habitat conditions to equal or exceed habitat conditions on the project site, the enhanced habitat shall meet the following habitat criteria: After five years, these sites must consist of suitable habitat or contain other habitat characteristics (e.g., small mammal burrows in upland habitat for California tiger salamander habitat , wetlands, ponds, etc.) that are consistent with the known ecology of the special status animal species to which compensatory mitigation is being applied and the habitat components for which the mitigation is compensating for.							

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
BIO-1(h): Provide Worker Environmental Awareness Program (WEAP)							
Prior to initiation of construction activities (including staging and mobilization) the implementing entity shall arrange for all personnel associated with project construction to attend WEAP training, conducted by an approved biologist, to aid workers in recognizing special status resources that may occur in the construction area. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction. All employees shall sign a form provided by the trainer indicating they have attended the WEAP and understand the information presented to them. The form shall be submitted to the implementing entity to document compliance.	Provide WEAP training for construction personnel	Prior to initiation of construction activities for each segment	As needed during construction (may be repeated to ensure all construction personnel review WEAP training prior to any site work)	Implementing entity and qualified biologist			
BIO-1(i): Perform Biological Monitoring							
A qualified biological monitor shall be present for all ground clearing and vegetation removal in areas of natural vegetation within all segments. Daily monitoring activity shall include morning clearance sweeps for special status species prior to new ground disturbance or vegetation removal. In addition to general biological monitoring, a qualified CTS biologist shall be present during all work in suitable habitat on	Conduct biological monitoring during ground clearing and vegetation removal in areas of natural vegetation	During ground clearing and vegetation removal	Ongoing during construction	Implementing entity and qualified biologists			
	Conduct CTS monitoring during all work in suitable habitat on the Ryan Ranch, Canyon Del Rey/SR 218, National Monument Loop, Northern Loop, and Northern Marina segments.	During construction in suitable habitat as specified in the measure	Ongoing during construction	Implementing entity and qualified biologists			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>the Ryan Ranch, Canyon Del Rey/SR 218, National Monument Loop, Northern Loop, and Northern Marina segments to monitor specifically for CTS. The monitor shall have the authority to stop work if special status species are discovered on site or if special status species are at risk of harm as a result of project activity. A sufficient number of monitors shall be available to directly monitor ground clearing and vegetation removal at all times and to clear areas in advance of grading and vegetation clearing activity. The number of monitors shall be based on the type, location and extent of construction activity and the number of crews and crew locations working at any one time to ensure monitoring is effective in reducing impacts to special status species. The biological monitor shall capture and relocate any non-listed special status species to the closest suitable habitat. Listed species cannot be handled without prior federal and state “take” authorizations. The monitor(s) shall maintain daily monitoring logs and document all observations of special status species and all incidents of wildlife relocation. A final monitoring report shall be prepared to summarize the results of biological monitoring, including the total number of days of monitoring, all special status species observations, and the results of any wildlife relocations.</p>	<p>Prepare report summarizing results of biological monitoring</p>	<p>After construction monitoring and before project operation</p>	<p>Once</p>	<p>Implementing entity and qualified biologists</p>			

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
BIO-1(j): Implement Wildlife Avoidance and Minimization							
<p>The following measures are required to avoid or minimize impacts to special status species in all Trail segments:</p> <ul style="list-style-type: none"> ▪ Activities onsite shall be restricted to daylight hours to the maximum extent possible. ▪ All trenches, pipes, culverts or similar structures shall be inspected for animals prior to burying, capping, moving, or filling. ▪ If small mammal burrows are identified during preconstruction surveys in potential upland CTS habitat, a non-disturbance buffer of 50 feet shall be established if feasible. A non-disturbance buffer of 250 feet shall be established around occupied or potentially suitable breeding habitat if feasible. ▪ All construction occurring within/adjacent to the Northern Marina, Northern Loop, National Monument Loop, and Ryan Ranch segments (including riparian habitats and wetlands) shall be completed between April 1 and October 31, if feasible, to reduce impacts to California tiger salamander. Initial ground disturbing activities adjacent to suitable habitat for CRLF in the Canyon Del Rey/SR 218 segment shall be completed between November 1 and March 31, if feasible, to reduce potential impacts to CRLF. ▪ If federal or state listed species are detected during preconstruction surveys, the implementing entity shall consult with CDFW and/or USFWS. Construction activities shall not occur until the individual has left the site. If federal or state listed species are to be relocated to the nearest appropriate 	Implement wildlife avoidance and minimization measures	During construction	Ongoing during construction	Implementing entity and construction contractor			
	Consult with CDFW and/or USFW if federal or state listed species are detected	During construction	As-needed during construction	Implementing entity and qualified biologist			
	Report sightings of special status species to the California Natural Diversity Database	During construction	Ongoing during construction	Implementing entity and qualified biologist			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>habitat, this can only occur if CDFW and/or USFWS have issued formal take authorization, and the relocation is conducted by a CDFW- and/or USFWS-approved biologist. No endangered/threatened species shall be captured and relocated without express permission from the CDFW and/or USFWS.</p> <ul style="list-style-type: none"> If at any time during project activities an endangered/threatened species enters the work area or otherwise may be impacted by the project, all project activities shall cease. A qualified biologist shall document the occurrence and consult with CDFW and USFWS, as appropriate, to determine whether it was safe for project activities to resume. <p>All sightings of special status species shall be reported to the California Natural Diversity Database.</p>							

BIO-2(a): Implement Sensitive Natural Community Avoidance Measures

<p>The following measures shall be implemented for all Trail segments:</p> <ul style="list-style-type: none"> To the extent feasible, all trail construction activities, including access routes, staging areas, stockpile areas, and equipment maintenance are to be located outside of the limits of mapped sensitive habitats. Sensitive habitat areas shall be mapped by a qualified biologist and clearly shown on construction plans. Temporary fencing (e.g., silt fencing) shall be installed at the outermost edge sensitive habitats and shall not be disturbed except as required for trail construction. Vegetation removal shall be limited to the minimum extent necessary to achieve project objectives. Mature trees 	Implement sensitive natural community avoidance measures	During construction	Ongoing during construction	Implementing entity			
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Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>shall be retained wherever feasible and limbing of trees and shrubs in arroyo willow scrub and riparian forest, and coast live oak woodland should be favored in lieu of removal. When possible, during construction stumps and burls of native vegetation shall be retained to allow for re-sprouting following project completion.</p> <ul style="list-style-type: none"> Arroyo willow riparian forest impacted by slope stabilization activities shall be minimized to the maximum extent feasible. Construction of retaining walls, slope contouring, and other stabilization techniques shall be limited to the footprint of the required work area. Silt fencing and other erosion control measures shall be placed immediately downslope to prevent sediments and debris from entering stream courses and degrading water quality. Bioengineering techniques (e.g. low crib walls, vegetation planting) shall be used as a slope stabilization approach, when feasible. 							

BIO-2(b): Develop and Implement a Biological Resources Mitigation and Management Plan for Impacts to Biological Resources Resulting from Trail Construction and Operation

<p>A qualified biologist shall prepare a project-specific Biological Resources Mitigation and Management Plan (MMP) for each segment individually to compensate for direct and indirect impacts to sensitive habitats, and other sensitive biological resources resulting from trail construction and operation. The MMP shall compensate for permanent loss of sensitive habitats, through the creation, restoration, and enhancement of in-kind sensitive habitat, as close to impacted areas as feasible within the study area, or on suitable preserve lands on the former Fort Ord. Mitigation for permanent loss of sensitive habitats shall be minimum ratio of</p>	<p>Prepare and implement a project-specific biological resources MMP for each trail segment</p>	<p>Prior to the start of project construction</p>	<p>Once</p>	<p>Implementing entities and qualified biologists</p>			
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Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
1:1.	<p>To protect against the loss of ecological functions and values, compensatory mitigation shall re-create the following features of existing sensitive habitat that would be impacted by the proposed project: habitat mosaic, edge habitats, and proximity to wetlands and other waters. The Biological Resources MMP shall include the following:</p> <ul style="list-style-type: none"> ▪ Description of the Trail alignment including acreage of temporary and permanent impacts to central dune scrub, central maritime chaparral, coastal and valley freshwater marsh, Riparian woodlands, chamise chaparral, woolly-leaf manzanita, coyote brush scrub, sandmat manzanita chaparral, chamise – black sage chaparral, arroyo willow, and riparian woodlands, including the number and type of trees slated for removal. ▪ Acreage of temporary and permanent impacts to California tiger salamander upland, and dispersal habitat, smith’s blue butterfly habitat, habitat for species of special concern, and listed plant species habitat. ▪ Ecological functions and values assessment of sensitive habitats, including California tiger salamander habitat to determine suitable mitigation ratios. ▪ Goals of compensatory mitigation, including types and areas of sensitive habitat to be created, restored, and/or enhanced; number and type of trees to be replaced, specific functions and values of mitigation habitat types, mitigation ratios (created/restored/enhanced: impacted), and performance criteria. 						

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					Initial	Date	Comments
<ul style="list-style-type: none"> ▪ Such compensatory mitigation to be prioritized to occur as close to impacted areas as feasible and offset impacts of sensitive habitat types, or their functions and values. Consultation with USFWS and/or CDFW, may result in different mitigation areas and ratios. ▪ Location and acreage of sensitive habitat, including California tiger salamander, smith’s blue butterfly and listed plant species habitat, mitigation areas including ownership status, and existing functions and values of restored and/or enhanced sensitive habitats. ▪ Detailed sensitive habitat creation and/or restoration construction and planting techniques. ▪ Description and design of habitat requirements for sensitive wildlife known to occur in the study area and immediate surroundings (including but not limited to: California tiger salamander, smith’s blue butterfly, listed plant species, potential roosting bat species, and Monterey dusky-footed woodrat). ▪ Maintenance activities during the monitoring period including replanting native vegetation found within similar habitats and weed removal that avoid take of California tiger salamander and other sensitive wildlife species. ▪ Strategies to protect remaining sensitive habitats along the Trail corridor and surroundings from direct and indirect impacts from Trail users such as: <ul style="list-style-type: none"> ▫ Interpretive signage including specific information about sensitive habitats and species and “leave no trace” content, 							

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					Initial	Date	Comments
<ul style="list-style-type: none"> ▫ Green fencing (dense vegetative buffers consisting of plant species that deter human passage such as poison oak, Pacific blackberry, and stinging nettle) where appropriate, and ▪ Long-term quantitative and qualitative monitoring and reporting, and documenting the ability to meet or surpass performance criteria. ▪ Adaptive management strategies to: <ul style="list-style-type: none"> ▫ Identify shortcomings in meeting performance standards; ▫ Ensure long-term viability of existing, enhanced, restored, and/or newly-created sensitive biological resources; ▫ Enhance ecological functions and values of sensitive habitat mitigation areas, including California tiger salamander habitat, smith’s blue butterfly and listed plant species; and ▫ Interpretive design features associated with the project to protect biological resources. 							
BIO-2(c): Implement Best Management Practices during Construction							
<p>The construction specifications for each Trail segment shall include the following BMPs to protect water quality and biological resources during project construction activities.</p> <ul style="list-style-type: none"> ▪ Minimize removal or disturbance of existing vegetation outside of the footprint of project construction activities [refer to <i>Mitigation Measures BIO-2(a)</i>]. ▪ Limit site access and parking, equipment storage and stationary construction activities to the designated staging areas to the maximum extent feasible. 	Incorporate BMPs into construction plans	Prior to initiation of construction	Once	Implementing entity			

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<ul style="list-style-type: none"> ▪ Prior to staging equipment on-site, clean all equipment caked with mud, soils, or debris from off-site sources or previous project sites to avoid introducing or spreading invasive exotic plant species. When feasible, remove invasive exotic plants from the Project area. All equipment used on the premises should be cleaned prior to leaving the site for other projects. ▪ Position all stationary equipment such as motors, pumps, generators, and/or compressors over drip pans. At the end of each day, move vehicles and equipment as far away as possible from any water body adjacent to the project site in a level staging area. Position parked equipment also over drip pans or absorbent material. ▪ If security fencing is installed around the construction site, allow for passage of wildlife to maintain a link between inland and coastal habitats including stream corridors during construction activities. Prohibit the use of plastic mesh safety fencing to prevent wildlife entrapment. ▪ Refuel and perform all vehicle and/or equipment maintenance off-site at a facility approved for such activities. ▪ To the greatest extent feasible, stabilize all exposed or disturbed areas in the project area. Install erosion control measures as necessary such as silt fences, jute matting, weed-free straw bales, plywood, straw wattles, and water check bars, and broadcasting weed-free straw wherever silt-laden water has the potential to leave the work site and enter the nearby streams. Prohibit the use of monofilament erosion control matting to prevent wildlife 							

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>entanglement. Modify, repair, and/or replace erosion control measures as needed.</p> <ul style="list-style-type: none"> All nursery plants used in restoration shall be inspected for sudden oak death. Vegetation debris shall be disposed of properly and vehicles and equipment shall be free of soil and vegetation debris before entering natural habitats. Pruning tools shall be sanitized. 							
BIO-2(d): Implement Invasive Weed Prevention and Management Program							
<p>For activity that would occur within or adjacent to sensitive habitats, prior to start of construction an Invasive Weed Prevention and Management Program shall be developed by a qualified biologist to prevent invasion of native habitat by non-native plant species. A list of target species shall be included, along with measures for early detection and eradication. All disturbed areas shall be hydroseeded with a mix of locally native species upon completion of work in those areas. In areas where construction is ongoing, hydroseeding shall occur where no construction activities have occurred within six (6) weeks since ground disturbing activities ceased. If exotic species invade these areas prior to hydroseeding, weed removal shall occur in consultation with a qualified biologist and in accordance with the restoration plan. The plan shall include Best Management Practices (BMPs) for trail side Maintenance to avoid the spread of non-native species. Landscape species shall not include noxious, invasive, and/or non-native plant species that are recognized on the Federal Noxious Weed List, California Noxious Weeds List, and/or California Invasive Plant Council Lists 1, 2, and 4. These requirements shall be included in all project plans and specifications.</p>	<p>Prepare an invasive weed prevention and management program as specified in the measure; include requirements in all project plans and specifications</p>	<p>Prior to the start of construction</p>	<p>Once</p>	<p>Implementing entity</p>			

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
BIO-3(a): Conduct a Jurisdictional Delineation for Canyon Del Rey/SR 218 Segment							
A qualified biologist shall complete a jurisdictional delineation of all features along the Canyon Del Rey/SR 218 segment. The jurisdictional delineation shall determine the extent of the jurisdiction for CDFW, USACE, RWQCB, and/or CCC, and shall be conducted in accordance with the requirement set forth by each agency. The result shall be a preliminary jurisdictional delineation report that shall be submitted to the implementing agency, USACE, RWQCB, CCC, and CDFW, as appropriate, for review and approval. Jurisdictional areas shall be avoided to the maximum extent possible. If jurisdictional areas are expected to be impacted, then the RWQCB would require a Waste Discharge Requirements (WDRs) permit and/or Section 401 Water Quality Certification (depending upon whether or not the feature falls under federal jurisdiction). If CDFW asserts its jurisdictional authority, then a Streambed Alteration Agreement pursuant to Section 1600 et seq. of the CFGC would also be required prior to construction within the areas of CDFW jurisdiction. If the USACE asserts its authority, then a permit pursuant to Section 404 of the CWA would likely be required.	Complete a jurisdictional delineation of features along the SR 218 segment.	Prior to construction	Once	Implementing entity and qualified wetlands biologist			
BIO-3(b): Perform Restoration for Impacts to Waters and Wetlands							
Impacts to waters and wetlands shall be mitigated through one or more options to meet the required amount of mitigation as required based on direct impacts from project development under the mitigation ratios outlined below. Mitigation for impacts to waters and wetlands can be achieved through the acquisition and in-perpetuity management of	Mitigate impacts to waters and wetlands through acquisition and management of similar habitat, as specified in the measure	Prior to operation	Once	Implementing entity			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
	<p>similar habitat or through the in-lieu funding of such through an existing mitigation bank. If the RCIS is adopted at the time of project implementation, mitigation may be facilitated through the RCIS program. Funding and management of internal mitigation areas can be managed internally. Funding and management of off-site mitigation lands shall be provided through purchase of credits from an existing, approved mitigation bank or land purchased by implementing entity and placed into a conservation easement or other covenant restricting development (e.g., deed restriction). Internal mitigation lands, or in lieu funding sufficient to acquire lands shall provide habitat at a 1:1 ratio for impacted lands, comparable to habitat to be impacted by individual project activity. Compensatory mitigation for sensitive vegetation communities can be combined with other compensatory mitigation (e.g., sensitive vegetation communities) as applicable.</p> <p><i>Restoration and Monitoring</i></p> <p>If waters and/or wetlands cannot be avoided and will be impacted by construction of the Trail, a compensatory mitigation program shall be implemented in accordance with <i>Mitigation Measure BIO-1(c)</i> and the measures set forth by the regulatory agencies during the permitting process. All temporary impacts to waters and wetlands shall be fully restored to natural condition.</p>						

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
BIO-3(c): General Avoidance and Minimization							
<p>Potential jurisdictional features identified in jurisdictional delineation reports shall be avoided. Identified jurisdictional features shall be documented in a report detailing how all identified jurisdictional features shall be avoided.</p> <ul style="list-style-type: none"> ▪ Any material/spoils generated from project activities shall be located away from jurisdictional areas or special-status habitat and protected from storm water run-off using temporary perimeter sediment barriers such as berms, silt fences, fiber rolls (non- monofilament), covers, sand/gravel bags, and straw bale barriers, as appropriate. ▪ Materials shall be stored on impervious surfaces or plastic ground covers to prevent any spills or leakage from contaminating the ground and generally at least 50 feet from the top of bank (Canyon Del Rey/SR 218 segment). <p>Any spillage of material shall be stopped if it can be done safely. The contaminated area will be cleaned and any contaminated materials properly disposed. For all spills, the project foreman or designated environmental representative will be notified.</p>	Prepare report detailing how jurisdictional features shall be avoided	Prior to construction	Once	Implementing entity			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Cultural Resources							
CUL-2: Conduct Archaeological Monitoring during Construction							
<p>Prior to the commencement of construction activities, an orientation meeting shall be conducted by an archaeologist with the general contractor, subcontractor, and construction workers associated with earth disturbing activities for all Trail segments. The orientation meeting shall describe the potential of exposing archaeological resources, the types of cultural materials may be encountered, and directions on the steps that shall be taken if such a find is encountered. Topics to be discussed shall include, but not be limited to, Ohlone material culture and a brief history of the Former Fort Ord.</p> <p>During construction, a qualified archaeologist shall be present during all earth moving activities involving excavation for all Trail segments. If previously unknown or undiscovered archaeological resources are encountered during ground-disturbing construction activities, the archaeological monitor shall have the authority to halt work, and the implementing agency shall be notified at once. The qualified archaeologist shall assess the nature, extent, and potential significance of any archaeological remains. The implementing agency shall implement a Phase II subsurface testing program to determine the resource boundaries in the trail corridor/impact area, assess the integrity of the resource, and evaluate the site's significance through a study of its features and artifacts.</p> <p>If the site is determined to be significant, the implementing agency may choose to cap the resource area, using culturally sterile and</p>	<p>Conduct orientation meeting addressing cultural resources</p>	<p>Prior to initiation of construction activities for each segment</p>	<p>As needed during construction (may be repeated to ensure all construction personnel review WEAP training prior to any site work)</p>	<p>Implementing entity and archaeologist</p>			
	<p>Conduct archaeological monitoring</p>	<p>During excavation during construction phase</p>	<p>Ongoing during construction involving excavation</p>	<p>Implementing entity and archaeologist</p>			
	<p>Conduct capping of previously unknown or undiscovered archaeological sites, and other response measures to discoveries, as needed</p>	<p>During construction</p>	<p>As needed during construction</p>	<p>Implementing entity and archaeologist</p>			

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
chemically neutral fill material, and shall include open space preservation and environmentally sensitive area signage for the site to ensure its protection from development. A qualified archaeologist shall be retained to monitor the placement of fill upon the site and to make open space preservation and interpretive recommendations. If a significant site will not be capped, the results and recommendations of the Phase II study shall determine the need for a Phase III data recovery program designed to record and remove significant archaeological materials that could otherwise be tampered with. Phase III data recoveries typically include extensive subsurface excavation and a full analysis of additional background research, the publication of scholarly work, and preparation of interpretive materials designed to exhaust the data potential of an archaeological site, in accordance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (National Park Service 2017). If the site is determined insignificant, no capping and/or further archaeological investigation shall be required.							

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Geology and Soils							
GEO-1: Conduct Design-level Geotechnical Investigation and Implement Recommendations							
<p>Prior to construction of any new undercrossing, overcrossing, or the raised pathway, and for portions of the Trail near a steep slope, a registered civil or geotechnical engineer shall prepare for review by the implementing entity a Design-level Geotechnical Investigation. The Design-level Geotechnical Investigation shall include the following:</p> <ul style="list-style-type: none"> ▪ Soil test borings necessary to fully characterize geologic and soil conditions for grade-separated crossings, including but not limited to soil sampling at critical structure locations ▪ Specific and detailed recommendations for structural setbacks, foundation types and the related criteria to be used in their design, allowable settlement, seismic design considerations including seismically-induced settlement, retaining structures as needed, drainage improvements, and earthwork preparation ▪ Quantitative analysis of potentially liquefiable sediments in the trail alignment, including estimates of potential settlement, to assess their potential impact on foundations, slope stability, and lateral spreading potential ▪ Detailed geotechnical analysis and design standards for reinforced soil slopes, retaining walls, and other project facilities on or near loose to very loose granular soils, including an assessment of the potential for static and seismically-induced settlement, soil preparation and compaction requirements, and foundation requirements 	<p>Prepare design-level geotechnical investigation for new undercrossings, overcrossings, or the raised pathway, and for portions of the Trail near a steep slope</p>	<p>Prior to construction of any new undercrossing, overcrossing, or the raised pathway, and for portions of the Trail near a steep slope</p>	<p>Once</p>	<p>Implementing entity and registered engineer</p>			
		<p>Implement all design recommendations from the Geotechnical Investigation</p>	<p>Prior to project construction</p>	<p>Ongoing during construction</p>	<p>Implementing entity</p>		

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<ul style="list-style-type: none"> ▪ Assessment of compaction needs for to reduce settlement potential for site walls, and pavement sections to reduce settlement potential ▪ Geotechnical design criteria for engineered embankments or retaining walls, including lateral earth pressure values, foundation recommendations, bearing capacity, keyway dimensions and construction recommendations, appropriate slope gradients, slope setbacks, drainage requirements, and specifications and compaction requirements for engineered fill and geosynthetic reinforcement ▪ Detailed design recommendations for stabilization, including types of materials to be used, foundation requirements and structural connections to competent native materials, and measures to address undercutting of the bluff by wave action ▪ All geotechnical design recommendations as required for site preparation, grading and compaction, structure foundation design, retaining walls, slope setbacks, surface drainage, concrete slabs-on-grade, and design of structural pavement sections <p>All geotechnical design recommendations from the Design-level Geotechnical Investigation shall be implemented.</p>							

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
GEO-5: Implement Paleontological Resources Mitigation							
<p>The following mitigation measures shall only be implemented during ground construction activities (i.e., grading, trenching, foundation work, digging footings, and other excavations) where ground disturbance exceeds ten feet below ground surface within the project corridor, including development of proposed overcrossings and undercrossings in the Northern Loop, Canyon Del Rey/SR 218, and CSUMB Loop North segments and development of the raised pathway as part of the Canyon Del Rey/SR 218 segment.</p> <p><i>Develop a Paleontological Resources Mitigation Plan</i></p> <p>Prior to the commencement of ground disturbing activities for overcrossings and undercrossings in the Northern Loop, Canyon Del Rey/SR 218, and CSUMB Loop North segments, and the raised pathway in the Canyon Del Rey/SR 218 segment a qualified professional paleontologist shall be retained to prepare and implement a Paleontological Resources Mitigation Plan (PRMP) for the project. A Qualified Paleontologist is an individual who meets the education and professional experience standards as set forth by the SVP (2010), which recommends the paleontologist shall have at least a Master’s Degree or equivalent work experience in paleontology, shall have knowledge of the local paleontology, and shall be familiar with paleontological procedures and techniques. The PRMP shall describe mitigation recommendations in detail, including paleontological monitoring procedures; communication protocols to be followed in the event that an unanticipated</p>	<p>Develop a paleontological resources mitigation plan for areas where ground disturbance will exceed ten feet below ground surface.</p>	<p>Prior to commencement of ground disturbing activities exceeding ten feet below ground surface</p>	<p>Once</p>	<p>Implementing entity and qualified paleontologist</p>			
	<p>Conduct paleontological WEAP program</p>	<p>As needed during construction (may be repeated to ensure all construction personnel review WEAP training prior to any site work)</p>	<p>Once for each construction group working in areas where ground disturbance would exceed ten feet below ground surface</p>	<p>Implementing entity and qualified paleontologist</p>			
	<p>Conduct paleontological monitoring</p>	<p>During excavation and grading with a depth of 10 or more feet</p>	<p>As needed during construction phase</p>	<p>Implementing entity and qualified paleontologist</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>fossil discovery is made during project development; and preparation, curation, and reporting requirements.</p> <p><i>Paleontological Worker Environmental Awareness Program (WEAP)</i></p> <p>Prior to the start of construction for all segments, the Qualified Paleontologist or his or her designee, shall conduct training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff. The WEAP shall be fulfilled at the time of a preconstruction meeting. In the event a fossil is discovered by construction personnel anywhere in the project area, all work in the immediate vicinity of the find shall cease and a qualified paleontologist shall be contacted to evaluate the find before re-starting work in the area. If it is determined that the fossil(s) is (are) scientifically significant, the qualified paleontologist shall complete the mitigation outlined below to mitigate impacts to significant fossil resources.</p> <p><i>Paleontological Monitoring</i></p> <p>Initially, full-time monitoring shall be conducted during ground construction activities where ground disturbance exceeds ten feet below ground surface within deposits of Older Quaternary dune sand (Qod) and Aromas Sand (Qae). Monitoring shall be conducted by a qualified paleontological monitor, who is defined as an individual who meets the minimum qualifications per standards set forth by the SVP (2010), which includes a B.S. or B.A. degree in geology or paleontology with one year of monitoring experience and knowledge of collection and salvage of paleontological</p>							

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
resources. The duration and timing of the monitoring shall be determined by the Qualified Paleontologist and the location and extent of proposed ground disturbance. If the Qualified Paleontologist determines that full-time monitoring is no longer warranted, based on the specific geologic conditions at the surface or at depth, the Qualified Paleontologist may recommend that monitoring be reduced to periodic spot-checking or cease entirely.							
<p><i>Fossil Discovery, Preparation, and Curation</i></p> <p>If a paleontological resource is discovered, the monitor shall have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and collected. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammals) require more extensive excavation and longer salvage periods. In this case, the paleontologist should have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition and curated in a scientific institution with a permanent paleontological collection (such as the UCMP) along with all pertinent field notes, photos, data, and maps. The cost of curation is assessed by the repository and is the responsibility of the project owner.</p> <p><i>Final Paleontological Mitigation Report</i></p> <p>At the conclusion of laboratory work and museum curation, a final report shall be</p>							

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
prepared describing the results of the paleontological mitigation monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The final report shall be submitted to the implementing entity. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository.							

Hazards and Hazardous Materials

HAZ-3(a): Conduct Soil Sampling and Implement Necessary Remediation

This mitigation measure applies to all segments of the Trail within the vicinity of former Fort Ord firing ranges, including the Fort Ord OU1 (off-site plum) area, in the vicinity of existing and former railroad tracks, in the vicinity of major roads and highways, in current and former agricultural areas, and in the vicinity of the following roadways: Beach Road, Del Monte Boulevard, Charles Benson Road (Northern Marina segment), Reservation Road, Inter-Garrison Road, Blanco Road (Northern Loop segment), 8 th Street, California Drive, Imjin Parkway, Imjin Road, Engineering Equipment Road (CSUMB Loop North segment), Divarty Street (CSUMB Loop South segment), General Jim Moore Boulevard, 8 th Avenue, Parker Flats Cut Off Road (National Monument Loop segment), Del Monte Avenue, Highway 218, General Jim Moore Boulevard (Canyon Del Rey/SR 218 Segment) and South Boundary Road (Ryan Ranch segment). In these areas, prior to	Conduct a Supplemental Soils Investigation	Prior to construction	Once per segment, where required	Implementing entity			
	Develop and implement remediation or management of known contaminated soil	Prepare plan prior to issuance of grading permits, implement during construction	Once; implement as needed during construction	Implementing entity, Monterey County Environmental Health Bureau, and construction contractor			
	Prepare a report that includes findings of the assessment and any recommendations	Prepare plan prior to issuance of grading permits, implement during construction	Once; implement as needed during construction	Implementing entity			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>project construction, implementing entities shall conduct a Supplemental Soils Investigation. The Soil Sample Investigation shall include soil sampling at selected locations along the Northern Marina, Northern Loop, CSUMB Loop North, CSUMB Loop South, National Monument Loop, Canyon Del Rey/SR 218, and Ryan Ranch segments under the supervision of a professional geologist or professional civil engineer. Soil samples shall identify the concentrations of anticipated contaminants which may include, but are not limited to: VOCs, PFAS, aerial-deposited lead, organochlorine pesticides, polycyclic aromatic hydrocarbons, total petroleum hydrocarbons, volatile organic compounds, semi-volatile organic compounds and arsenic.</p> <p>The implementing entity shall coordinate with the Monterey County’s Environmental Health Bureau to develop and implement a program to remediate or manage known contaminated soil during construction. If necessary, any additional information gathered from the Supplemental Soil Investigation shall be used to identify locations along the project corridor that may require remedial action in order to prevent exposure of construction workers, maintenance personnel, and Trail users to these contaminants. The environmental data collected shall also be used to identify the appropriate disposal options for those soils or demolished materials that require off-site disposal.</p> <p>Disposal shall occur at an appropriate facility licensed to handle such contaminants and remedial excavation shall proceed under the supervision of an environmental consultant licensed to oversee such remediation. Where possible, potentially contaminated soils shall be</p>							

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>stockpiled and characterized to determine the appropriate means and location for proper disposal. The remediation/disposal program shall be approved by the Monterey County Environmental Health Bureau. The implementing entity shall submit any required correspondence to Monterey County Environmental Health Bureau prior to issuance of grading permits. All proper waste handling and disposal procedures shall be followed in accordance with applicable DTSC and CalOSHA regulations. Upon completion of the Supplemental Site Investigation, the implementing entity shall prepare a report presenting the findings of the additional assessment. The report shall include figures depicting the boring locations, summary tables of analytical data, conclusions, and recommendations.</p>							
HAZ-3(b): Prepare and Implement Soils Management Plan							
<p>The implementing entity shall ensure a Soils Management Plan (SMP) is developed by a qualified engineer or geologist and implemented in order to protect workers during ground-disturbing activities and to remove and/or mitigate exposure to hazardous-material-containing soil, where present in the Trail corridor as determined by the Supplemental Soils Investigation as described under <i>Mitigation Measure HAZ-3(a)</i>. Laboratory data for the impacted soil, identified as part of the Supplemental Soils Investigation prepared under <i>Mitigation Measure HAZ-3(a)</i>, shall be used to profile excavated soil prior to transport, treatment, and recycling at a licensed treatment facility. Additional profiling of the export soils shall be</p>	<p>Develop an SMP for portions of the Trail corridor identified by the Supplemental Soils Investigation under Mitigation Measure HAZ-3(a)</p>	<p>Prior to approval of grading permits</p>	<p>Once</p>	<p>Implementing entity and qualified engineer or geologist</p>			
	<p>Implement SMP where applicable</p>	<p>During construction ground disturbance</p>	<p>As needed during ground disturbance</p>	<p>Implementing entity</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
	<p>performed as needed to satisfy requirements of the receiving facility. Removal, transportation, and disposal of impacted soil shall be performed in accordance with applicable DTSC and CalOSHA I laws, regulations, and ordinances. The SMP shall include health and safety information for workers and the general public with an emphasis on potential adverse health effects and how to seek proper help if an accident is suspected and inform the various contractors and workers of the presence of shallow soil impacted with contaminants and the appropriate measures to avoid exposure to contaminants. These measures may include, but would not be limited to, the following:</p> <ol style="list-style-type: none"> 1. Installing temporary security fencing around the construction site and flag/cone off the areas of contaminated soils (Hot Spots) until the contaminants are removed 2. Providing all personnel entering a Hot Spot with site-specific awareness training 3. Requiring that all personnel whose work will involve the excavation or disturbance of soils in and around the Hot Spot must have successfully completed 40-hour Hazardous Worker (HAZWOPER) training 4. Requiring a HAZWOPER supervisor to be on-site at all times during the excavation or disturbance of soils in a Hot Spot 5. Prohibiting personnel who cannot prove that they are authorized to enter a Hot Spot or do not have the appropriate personal protective equipment from entering a Hot Spot 6. Prohibiting eating, drinking, smoking, chewing gum or tobacco in Hot Spots, and requiring consumable items and activities be confined to designated worker break 						

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>areas</p> <p>In the event that contaminated soil and/or groundwater are identified where not previously anticipated during construction, the SMP shall also require that construction cease, and that appropriate handling and disposal procedures be implemented. Contaminated soils and/or groundwater can be identified by discoloration or stains, distinctive odors, absence of plants and animals, subsequent erosion from the absence of plant life, or the presence of paint chips or other materials known to contaminate soils. Procedures for properly handling, storing, and disposing contaminated soils may include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 1. Placing contaminated soils in properly labeled drums or lined hazardous waste storage/transportation conveyance units (i.e., roll-off waste boxes) in preparation of transportation and disposal 2. Avoiding temporary stockpiling of contaminated soils or hazardous materials 3. If temporary stockpiling is necessary: <ul style="list-style-type: none"> ▪ Covering the stockpile with plastic sheeting or tarps ▪ Installing a berm around the stockpile to prevent runoff from leaving the area ▪ Avoiding stockpiling in or near storm drains or watercourses 4. Monitoring the air quality during excavation operations at locations potentially exhibiting elevated concentrations of hazardous material 5. Collecting water from decontamination procedures and treating and/or disposing of it at an appropriate disposal site 6. Collecting non-reusable protective 							

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
equipment and disposing at an appropriate disposal site							
HAZ-3(c): Records Search for Residual Soil and Groundwater Contamination							
Prior to project construction on the Canyon Del Rey/SR 218 segment a records search for residual soil and groundwater contamination related to the Del Rey Car Wash, Inc. at 810 Canyon Del Rey Road and upgradient release site at 1083 Freemont Boulevard shall be conducted by the implementing entity. Results of the records search shall be documented in a technical memorandum and submitted to the Monterey County Environmental Health Bureau prior to issuance of grading permits for the Canyon Del Rey/SR 18 segment near the listed properties. The technical memorandum shall recommend remediation, such as safety precautions for construction workers if necessary, that shall be implemented prior to Trail construction.	Conduct a records search for residual soil and groundwater contamination related to the Del Rey Car Wash.	Prior to construction of this segment	Once	Implementing entity			
	Prepare a technical memorandum regarding the results of the records search, and implement the recommendations in the memorandum	Ongoing during construction	Prepare report once during construction planning phase; implement recommendations on an ongoing basis throughout construction phase	Implementing entity and Monterey County Environmental Health Bureau			
HAZ-4: Install Airport Noticing and Fencing Prior to Operation							
Prior to the Northern Marina or Northern Loop segments opening for public use, the implementing entity shall post airport disclosure notices regarding ongoing airport operation and safety risks. Notices shall be posted at least every mile on the Northern Marina and Northern Loop segments beginning at least a half mile before entering a Marina Municipal Airport designated safety zone. The location of the notices posted along the Trail shall be identified by the implementing entity in consultation with the Marina Municipal Airport Advisory Committee. The implementing entity shall be responsible for ensuring the signage is properly maintained and shall replace signage	Post airport disclosure notices along the Northern Marina and Northern Loop segments	Prior to opening the Northern Marina or Northern Loop segments for public use	Once	Implementing entity			
	Add fencing to prevent trail users from accessing airport property; maintain and replace fencing as needed	Prior to opening the Northern Marina or Northern Loop segments for public use; maintenance ongoing during operation	Once for installation, ongoing for maintenance	Implementing entity			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>when it is removed or damaged such that the notices are no longer legible.</p> <p>In addition, wherever the Trail is located within an airport safety zone, as defined by the Marina Municipal Airport Land Use Compatibility Plan, fencing shall be added along the Trail to prevent recreational users from accessing airport property. Fencing shall be of appropriate height to prevent trail users from straying off the trail. The implementing entity for the Northern Marina and Northern Loop segments shall be responsible for ensuring the fencing is properly maintained and shall replace fencing when it is removed or damaged such that it is no longer functional.</p>							
Hydrology and Water Quality							
HYD-1(a) Prepare Accidental Spill Control Plan and Conduct Environmental Training prior to Construction							
<p>Prior to commencement of construction activities and under the direction of the implementing entity, the construction contractor shall prepare a Spill Response Plan (SRP) and Spill Prevention, Control and Countermeasure Plan (SPCC) for the segment, which shall apply to the construction phase of each segment or portion thereof. These plans shall include procedures for quick and safe clean-up of accidental spills; shall prescribe hazardous materials handling procedures for reducing the potential for a spill during construction; and shall include an emergency response program to ensure quick and safe clean-up of accidental spills and proper disposal of contaminants. The plans shall be reviewed and approved by the local jurisdiction with oversight prior to construction commencement. Additionally, prior to the onset on construction</p>	<p>Prepare an SRP and SPCC for each segment</p>	<p>Prior to commencement of construction</p>	<p>Once per segment</p>	<p>Implementing entity and construction contractor</p>			
	<p>Conduct environmental training program</p>	<p>Prior to the onset on construction activities for each segment or portion thereof</p>	<p>Once</p>	<p>Implementing entity and construction contractor</p>			
	<p>Designate inspector/monitor to keep SRP and SPCC on-site and ensure compliance</p>	<p>During construction</p>	<p>Ongoing during construction</p>	<p>Implementing entity and construction contractor</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>activities for each segment or portion thereof, the contractor shall conduct an environmental training program to communicate the risk for accidental spills, environmental concerns and appropriate work practices, including spill prevention and response measures, to all field personnel prior to construction. A construction inspector or monitor shall ensure a copy of these plans are kept at construction staging areas or other location accessible and frequented by the construction crew, and shall ensure that the plans are followed during all construction activities.</p>							
HYD-1(b) Maintain Vehicles and Equipment During Construction							
<p>All construction vehicles and equipment, including all hydraulic hoses, shall be maintained in good working order to minimize leaks and contact with the ground. A construction inspector or monitor shall check the vehicles and equipment and maintain vehicle equipment logs on a monthly basis for the duration of project construction. This measure applies to construction all FORTAG segments or portions thereof.</p>	<p>Designate an inspector/monitor to maintain construction vehicles and equipment to minimize leaks and minimize equipment coming into contact with the ground</p>	<p>During construction</p>	<p>Ongoing during construction</p>	<p>Implementing entity and construction contractor</p>			
HYD-1(c) Conduct Design-Level Drainage Analysis Prior to Construction, and Implement Identified Measures to Minimize Runoff During Construction							
<p>Prior to the commencement of construction activities for each segment or portion thereof, the implementing entity shall retain a qualified registered professional engineer to conduct a design-level drainage analysis that identifies existing drainage patterns across the project corridor, stormwater discharge locations on- and off-site, and stormwater control measures to implement during construction of the project. Where feasible, the drainage analysis shall quantify the existing and predicted post-</p>	<p>Prepare a design-level drainage analysis</p>	<p>Prior to the commencement of construction activities for each segment or portion thereof</p>	<p>Prepare plan once during construction planning phase; implement recommendations on an ongoing basis throughout construction</p>	<p>Implementing entity and registered professional engineer</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>construction peak runoff rates and amounts, both on-site and off-site, immediately downgradient of the project corridor. The drainage analysis shall identify any changes to the location of down-gradient discharge of stormwater runoff and any potential impacts to off-site property that would result from those changes to ensure drainage patterns are not substantially altered through project implementation, and that none of the overcrossings or undercrossing structures that are part of the project have impeded flood flows. The stormwater control measures to be implemented during construction shall also include or be consistent with measures identified to satisfy the erosion and runoff control standards of the NPDES-required SWPPP or County-required Construction Best Management Practices/Stormwater Management Program measures. The identified stormwater control measures shall be installed when appropriate during the construction process, including during grading, initial site preparation, excavation, and construction, as necessary, to control stormwater runoff and erosion during all phases of the construction process.</p>			phase				
HYD-1(d): Prepare Stormwater Control Plan Prior to Construction and Implement Identified Stormwater Control Measures							
<p>Prior to commencement of construction activities for each segment or portion thereof, the implementing entity shall retain a registered professional engineering to prepare a Stormwater Control Plan, addressing the post-construction stormwater best management practices to be implemented along the project corridor. The plan shall include:</p> <ul style="list-style-type: none"> ▪ The location of the stormwater control 	Prepare a Stormwater Control Plan	Prior to commencement of construction activities for each segment or portion thereof	Once	Implementing entity and registered professional engineer			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
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<p>measures and details regarding their size and materials. Stormwater control measures shall be developed to maximize on-site infiltration of stormwater and minimize off-site stormwater discharge during operation of the project.</p> <ul style="list-style-type: none"> ▪ A site map identifying all structural Stormwater Control Measures requiring operations and maintenance practices to function as designed. ▪ A description of all Stormwater Control Measures requiring operations and maintenance practices. ▪ Short- and long-term maintenance requirements, frequency of maintenance recommendations, and cost for maintenance estimations for each Stormwater Control Measure. <p>The Stormwater Control Plan shall specify that all recommended annual maintenance shall be completed by October 15 of each year to ensure compliance with all CWA permitting and reporting requirements. The frequency of maintenance activities that are not required on an annual basis shall be specified in the Stormwater Control Plan. The Stormwater Control Plan shall also demonstrate that with implementation and proper maintenance of the proposed stormwater control measures, all NPDES post-construction stormwater requirements would be met.</p>							

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
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Noise							
N-1: Implement Noise-Reducing Measures for Pile Driving or Drilling Activities							
<p>Pile driving or drilling activities shall not be permitted at night. During all pile driving or drilling activities, which are a possibility for construction of overcrossings in the Northern Loop and CSUMB Loop North segments and for construction of the raised pathway in the Canyon Del Rey/SR 218 segment, the construction contractor shall employ a combination of the following noise-reducing measures to the extent necessary to reduce noise levels to 85 dBA or below at 50 feet from the project site. Noise monitoring shall occur once daily during normal pile driving or drilling activities to confirm that the standard has been met. If the noise level exceeds 85 dBA, the monitor shall notify the construction contractor, who shall cease pile driving or drilling until additional measures are implemented to reduce noise levels to 85 dBA, with subsequent monitoring.</p> <ol style="list-style-type: none"> 1. Equipment with the potential to exceed 85 dBA at 50 feet shall be located as far from nearby noise-sensitive receptors as possible. 2. Any construction equipment that would be required during pile driving or drilling activity shall be properly maintained and have manufacturer-approved or recommended sound abatement means on air intakes, combustion exhausts, heat dissipation vents, and the interior surfaces of engine hoods and power train enclosures. 3. If feasible and determined to be an effective option, install temporary noise barriers around the perimeter of pile driving or drilling equipment operation to minimize 	Implement noise monitoring and reduction measures as specified in the measure	During construction	Ongoing during construction	Implementing entity and construction contractor			
	Provide written notification to nearby residences regarding pile driving and drilling activities	At least three weeks prior to pile driving or drilling activities	As needed during construction	Implementing entity and construction contractor			
	Conduct noise monitoring during pile driving or drilling activities	During construction that involves pile driving and drilling	Once daily during pile driving and drilling activities	Implementing entity and construction contractor			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
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<p>construction noise.</p> <p>In addition to these noise-reducing measures, the construction contractor shall provide written notification to residences within 700 feet of pile driving or drilling activities at least three weeks prior to all pile driving or drilling activities. The notification shall inform residents of the estimated start date, times and duration of pile driving or drilling activities.</p>							
Public Safety and Services							
PS-1: Ensure Adequate Police Monitoring and Safety Provisions for Each Portion of the FORTAG Alignment							
<p>Prior to the construction and operation of any segment or portion of FORTAG, the project Master Agreement will be developed and signed by relevant jurisdictional parties, which will include provisions requiring the entry into Supplemental Agreements at the time that actual design and construction occurs. These Supplemental Agreements shall specify: 1) maintenance activities and frequency, including trash collection; 2) safety features or provisions (e.g., lighting, fencing, signage) determined appropriate by local law enforcement in consideration of potential for homeless/transient activity, illegal camping, or criminal activity in the particular trail segment; 3) safety patrol responsibility, frequency, and reporting procedures; 4) protocol for illegal camping and loitering; and 5) monitoring and reporting methodology and frequency, in consideration of ongoing reports to local jurisdictions responsible for maintenance, law enforcement and monitoring. The Supplemental Agreements shall also identify adaptive management options if public safety and law enforcement are determined to be an ongoing issue.</p>	<p>In the Supplemental Agreements to the Master Agreement, include provisions to ensure maintenance, safety, rule enforcement, and police service for the trail.</p>	<p>Prior to the construction and operation of any segment or portion of FORTAG</p>	<p>Once</p>	<p>TAMC and implementing entities</p>			

Transportation Agency for Monterey County
Fort Ord Regional Trail and Greenway

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
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Tribal Cultural Resources							
TCR-1: Native American Monitoring							
A Native American monitor shall be retained and remain present during ground disturbing activities for each Trail segment within previously undisturbed native soils, including any archaeological excavation resulting from the implementation of <i>Mitigation Measure CUL-2</i> in Section 4.5, Cultural Resources .	Conduct tribal cultural resources monitoring, as described in the measure.	During construction	As needed during construction	Implementing entity and Native American monitor			
In the event that cultural resources of Native American origin are identified during construction, the implementing entity shall consult with a qualified archaeologist and begin or continue Native American consultation procedures. If the implementing entity, in consultation with local Native Americans, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with Native American groups. The mitigation plan may include, but would not be limited to: avoidance, capping in place, excavation and removal of the resource, interpretive displays, sensitive area signage, or other mutually agreed upon measures.	If cultural resources of Native American origin are identified, consult with archaeologist and Native American monitor, and address the discovery as described in the measure.	During construction	As needed during construction	Implementing entity and Native American monitor			