

**Mitigation Monitoring and Reporting Program
for the
Chico Walmart Expansion Project
Draft Environmental Impact Report
City of Chico, Butte County, California
State Clearinghouse Number 2015102017**

Prepared for:

City of Chico

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Table 1: Chico Walmart Expansion Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Section 3.2—Air Quality/Greenhouse Gas Emissions					
<p>MM AIR-1: During construction activities, The applicant shall ensure that construction activities:</p> <p>(1) Adhere to the provisions of Butte County Air Quality Management District Rules 205, 230, and 231; and</p> <p>(2) Incorporate specific Best Practices to minimize diesel exhaust and fugitive dust emissions during construction, as specified in Appendix C of the Butte County Air Quality Handbook, October 23, 2014, available at: http://bcaqmd.shasta.com/wp-content/uploads/CEQA-Handbook-Appendices-2014.pdf. Examples of these types of measures include, but are not limited to:</p> <ul style="list-style-type: none"> • Limiting idling of construction vehicles to 5 minutes or less. • Ensuring that all small engines are tuned to the manufacturer’s specifications. • Powering diesel equipment with Air Resources Board-certified motor vehicle diesel fuel. • Utilizing construction equipment that meets ARB’s 2007 certification standard or cleaner. • Using electric powered equipment when feasible. • The applicant shall prepare and submit documentation (e.g., equipment plan or certification) to the City of Chico verifying compliance as part of the grading permit application. <p>Pursuant to the above, the developer shall prepare and submit a dust control plan consistent with Rule 205 prior to or in conjunction with building and/or grading permits, subject to approval by city staff, and shall note and demonstrate on the construction plans that architectural coatings and asphalt to be used for the project shall meet the standards set forth by District Rules 230 and 231. Additionally, the developer shall maintain material safety data sheets or other records at the construction site that document the content of volatile organic compounds (VOCs) of the architectural coatings and asphalt used at the project site, in compliance with District Rules 230 and 231.</p>	<p>Submittal of documentation; notes on construction plans; site inspection</p>	<p>Prior to issuance of building permits; during construction activities</p>	<p>City of Chico</p>		

Table 1 (cont.): Chico Walmart Expansion Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM AIR-2a: During the architectural coating phase of construction activities, the project applicant shall require that all construction contractors utilize low volatile organic compound (VOC) paint that does not exceed 150 grams of VOC per liter for interior architectural coatings. The applicant shall keep records documenting the VOC content of paint products and provide them to the City of Chico upon request.	Notes on construction plans; site inspection	During the architectural coating phase of construction activities	City of Chico		
MM AIR-2b: During grading and earthwork activities, the applicant shall require that all off-road diesel-powered construction equipment greater than 50 horsepower meet or exceed United States Environmental Protection Agency (EPA) Tier 3 off-road emissions standards. The applicant shall keep records certificates documenting the emissions rating of all off-road diesel-powered construction equipment and provide them to the City of Chico upon request.	Notes on construction plans; site inspection	During grading and earthwork activities	City of Chico		
MM AIR-2c: To the extent feasible, future development on Parcels 2 and 3 shall provide pedestrian sidewalk connections to both the Walmart store and bike path networks, and new structures shall include roof overhangs that are sufficient to block the high summer sun from windows, but also allow the lower winter sun to enter windows.	Site Design and Architectural Review; review of building plans	Prior to issuance of building permits	City of Chico		
MM AIR-2d: Prior to issuance of building permits, the project applicant shall prepare and submit building plans to the City of Chico that demonstrate that all new structures have outdoor electrical outlets that are accessible to maintenance workers and landscapers to allow the use of electric powered equipment.	Review of building plans	Prior to issuance of building permits	City of Chico		

Table 1 (cont.): Chico Walmart Expansion Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>MM AIR-2e: Prior to issuance of building permits, the applicant shall revise the landscape plans to include primarily native drought-resistant trees that are low ROG emitting. For example, the sycamores (<i>Platanus</i> spp.) shall be replaced with species such as maples (<i>Acer</i> spp.), pistache (<i>Pistacia</i> spp.) and zelkova species.</p>	Review of building plans	Prior to issuance of building permits	City of Chico		
<p>MM AIR-2f: Prior to issuance of the certificate of occupancy for the expanded Walmart store, the applicant shall retain a qualified transportation consultant to prepare and submit a Transportation Demand Management (TDM) program to the City of Chico for review and approval. The TDM program shall identify measures to reduce daily gasoline-powered and diesel-powered vehicle trips to the project site, with an objective of a minimum 10 percent reduction in gasoline-powered and diesel-powered trips. The approved TDM program shall be implemented in conjunction with the opening of the expanded store. Examples of trip reduction measures may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Post transit information (maps, schedules, fares, etc.) in a public area of Walmart that is accessible to employees and patrons; • Provide employer-subsidized transit passes; • Sponsor an employee ride sharing program; • Provide employee lockers for personal items; • Provide employees with an employee only restroom with a shower; • Provide secure indoor bicycle parking (racks or lockers) for employees; • Provide customer bicycle parking (racks) in safe and convenient locations; • Allow flex scheduling or compressed scheduling practices; • Provide preferential parking spaces for clean air vehicles; • Provide a minimum of two charging stations for electric vehicles; and 	Review of TDM program; site inspection	Prior to issuance of the certificate of occupancy for the expanded Walmart store	City of Chico		

Table 1 (cont.): Chico Walmart Expansion Project Mitigation Monitoring and Reporting Program

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<ul style="list-style-type: none"> If home delivery service is provided in the future, it shall be performed using low-emission or alternative-fueled (electric, natural gas, hydrogen, etc.) vehicles. 					
<p>MM AIR-2g: To the extent that such equipment is readily available and can adequately perform all tasks, Walmart shall use electric-, propane-, or natural gas-powered mobile equipment (forklifts, non-street legal street sweepers, etc.) for operational activities within the project site. Existing gasoline- or diesel-powered mobile equipment may continue to be used until its service life is exhausted.</p>	Submittal of documentation; site inspection	Prior to occupancy of the expanded Walmart store	City of Chico		
<p>MM AIR-2h: Prior to occupancy of the expanded Walmart store, the applicant shall enhance the existing Butte Regional Transit stop on Forest Avenue. The enhanced transit stop shall conform to Butte Regional Transit design standards and provide a minimum of a shelter, seating, lighting, transit information, and a pedestrian connection to the Walmart store entrance.</p>	Site inspection	Prior to occupancy of the expanded Walmart store	City of Chico		
<p>MM AIR-2i: Prior to issuance of occupancy permits for the expanded Walmart store, the project applicant shall implement idling restriction program for heavy-duty diesel vehicles. The program shall require that all trucks comply with state regulations limiting idling to no more than 5 minutes. The program shall be implemented through signage in all loading areas and training of store personnel about the idling restrictions.</p>	Submittal of documentation; site inspection	Prior to issuance of occupancy permits for the expanded Walmart store	City of Chico		
<p>MM AIR-2j: Prior to issuance of occupancy permits for the expanded Walmart store, the project applicant shall provide at least of one electrical hookup in each of the two proposed Walmart loading docks that is capable of powering a truck-mounted transport refrigeration unit (TRU) with an electrical hookup option.</p>	Site inspection	Prior to issuance of occupancy permits for the expanded Walmart store	City of Chico		

Table 1 (cont.): Chico Walmart Expansion Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>MM AIR-2k: Prior to the recordation of the Final Map, the project applicant shall participate in an Offsite Mitigation Program coordinated through the BCAQMD. The project applicant shall utilize a methodology based on the BCAQMD CEQA Handbook with final details to be approved by the BCAQMD and City for calculating the payment to the Offsite Mitigation Program.</p>	Submittal of documentation	Prior to the recordation of the Final Map	City of Chico		
<p>Section 3.3—Biological Resources</p>					
<p>MM BIO-1: Prior to issuance of any grading or construction permits or the first ground-disturbing activities, the applicant shall retain a qualified botanist to conduct two focused botanical surveys for special-status plant species within the undeveloped portion of the project site. The first survey shall occur in April and the second survey shall occur in either May or June. The surveys shall be conducted for the following plant species: Ahart’s paronychia, Butte County meadowfoam, woolly meadowfoam, adobe lily, Bidwell’s knotweed, Butte County golden clover, depauperate milkvetch, Ferris’ milkvetch, hogwallow starfish, pink creamsacs, Red Bluff dwarf rush, round-leaved filaree, Tehama navarretia, and veiny monardella. If no special-status plants are observed, then a letter report documenting the results of the final survey shall be provided to the project applicant and the City of Chico Community Development Department for their records, and no additional measures are required. If any of the non-listed special-status plants occur within the project site, they shall be avoided to the extent feasible. If the plants cannot be avoided, the biologist shall prepare a special-status plant mitigation and monitoring plan in consultation with the California Department of Fish and Wildlife (CDFW). The plan shall be subject to CDFW approval and may include, but is not limited, to the following elements as applicable to the species, based on the project</p>	Submittal of documentation	Prior to issuance of any grading or construction permits or the first ground-disturbing activities	City of Chico		

Table 1 (cont.): Chico Walmart Expansion Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<ul style="list-style-type: none"> • A salvage/transplanting program for the salvage and transfer of special-status plants populations before the initiation of construction activities to another location either off-site or on-site that will be preserved in perpetuity (via conservation easement, deed restriction, or other appropriate legal means). Permits may be required from the CDFW or USFWS if a listed species is found and may require further mitigation in consultation with the appropriate agency or agencies. The program shall specify appropriate timing of salvage and transplanting efforts based on the specific special-status plant species found and the propagation program shall establish success criteria for the affected special-status plants. • In addition to salvaging of special-status plants themselves, salvage efforts shall include topsoil and seedbanks surrounding impacted plants, if doing so will not contribute to the spread of invasive or noxious plant species. • Purchasing credits at an off-site mitigation bank approved by USFWS or CDFW, as applicable, based on the listed plant species found. • Criteria that must be met within the special-status plant mitigation and monitoring plan prior to commencement of construction or grading within the undeveloped portions of the project site. <p>USFWS or CDFW, as applicable, shall approve the plan prior to transplantation or commencement of grading or construction activities.</p> <p>This mitigation measure shall not apply if the Draft Butte Regional Conservation Plan is adopted at the time of ground-disturbing activities and provides coverage for impacts to these plant species, and all required conservation measures or mitigation required under the Conservation Plan for this project are implemented. If this scenario occurs, mitigation that occurs pursuant to the Conservation Plan shall not be less than the procedures spelled out in this mitigation measure.</p>	Submittal of documentation	Prior to issuance of any grading or construction permits or the first ground-disturbing activities	City of Chico		

Table 1 (cont.): Chico Walmart Expansion Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM BIO-2a: Prior to any ground-disturbing activities, the applicant shall retain a qualified biologist to conduct a protocol-level survey for the western spadefoot during the appropriate period to identify western spadefoot toads (e.g., following a rain event during the breeding season, identification of other known active breeding populations in the region). If no western spadefoot are observed, then a letter report shall be submitted to the City of Chico Community Development Department and CDFW for their records. Additionally, a preconstruction survey shall be conducted within 14 days prior to the start of any ground disturbance to verify absence of this species from the project area.</p> <p>If western spadefoot are found, ground disturbance shall cease and consultation with CDFW shall occur prior to resumption of ground-disturbing activities to develop an impact minimization plan that may include but is not limited to relocation, timing restrictions, habitat compensation, etc. The plan shall be reviewed and subject to approval by CDFW and implemented prior to ground-disturbing activities.</p> <p>In addition, if western spadefoot are found, the biologist shall be on-site during initial grading. If western spadefoot toad is observed within the project footprint, all construction shall temporarily halt until the biologist relocates the species to suitable habitat within the project site, but outside of the project footprint, or other suitable location in the project vicinity.</p> <p>This mitigation measure shall not apply if the Draft Butte Regional Conservation Plan is adopted at the time of ground-disturbing activities and provides coverage for impacts to the western spadefoot and all required conservation measures or mitigation required under the Butte Regional Conservation</p>	Notes on construction plans; submittal of documentation; site inspection	Prior to any ground-disturbing activities; during initial grading activities	City of Chico		

Table 1 (cont.): Chico Walmart Expansion Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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Plan for this project are implemented. If this scenario occurs, mitigation that occurs pursuant to the Conservation Plan shall not be less than the procedures spelled out in this mitigation measure.					
<p>MM BIO-2b: Prior to the first ground-disturbing activities, the project applicant shall retain a qualified biologist to conduct four protocol-level surveys during the breeding season (one site visit between February 15 and April 15 and three between April 15 and July 15, one of which shall be conducted after June 15), at least three weeks apart, in accordance with the 2012 California Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation (2012 Staff Report). The survey shall include an approximately 500-foot (150-meter) buffer around the project site, where access is permitted. If the surveys are negative, then a letter report shall be prepared documenting the methodology and results within two weeks following the final survey. If the surveys result in negative findings, the biologist shall still conduct a take avoidance survey between 14 days and 30 days prior to commencement of construction, in accordance with the 2012 Staff Report. A letter report documenting the methodology and results shall be submitted to the City of Chico Community Development Department and CDFW following the results of the final survey for their records.</p> <p>If burrows are observed within the undeveloped portion of the project site or within 500 feet of the project site, an impact assessment shall be prepared and submitted to the CDFW, in accordance with the 2012 Staff Report. If it is determined that project activities may result in impacts to nesting, occupied, and satellite burrows and/or burrowing owl habitat, the project proponent shall consult with CDFW and develop a detailed mitigation plan such that the habitat acreage, number of</p>	Notes on construction plans; submittal of documentation; site inspection	Prior to the first ground-disturbing activities	City of Chico		

Table 1 (cont.): Chico Walmart Expansion Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>burrows, and burrowing owls impacted are replaced in a manner acceptable to CDFW. The mitigation plan shall be based on the methods provided in the 2012 Staff Report.</p> <p>This mitigation measure shall not apply if the Draft Butte Regional Conservation Plan is adopted at the time of ground-disturbing activities and provides coverage for impacts to the burrowing owl and all required conservation measures or mitigation required under the Butte Regional Conservation Plan for this project are implemented. If this scenario occurs, mitigation that occurs pursuant to the Conservation Plan shall not be less than the procedures spelled out in this mitigation measure.</p>					
<p>MM BIO-2c: No more than 14 days prior to the start of ground disturbance or tree removal, the applicant shall retain a qualified biologist to conduct a pre-construction surveys for special-status bat species. If no special-status bats are observed roosting, then a letter report documenting the results of the survey shall be provided to the City of Chico Community Development Department, CDFW, and any other applicable resource agency for their records. A subsequent bat survey shall be required if construction does not commence within 14 days of a negative survey, or if construction is planned to resume after halting for more than 14 days.</p> <p>If bats are found, the biologist shall consult with the CDFW prior to ground disturbance, tree removal, or other construction activity to determine specific avoidance measures. Avoidance measures may include establishing a minimum 250-foot buffer around the roosting location until it is no longer occupied. Construction activities, including but not limited to tree removal, shall not proceed within the buffer until the biologist has determined that the roost is no longer</p>	Notes on construction plans; submittal of documentation; site inspection	No more than 14 days prior to the start of ground disturbance or tree removal; during construction activities	City of Chico		

Table 1 (cont.): Chico Walmart Expansion Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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occupied by the bats and has communicated the determination in writing to the City of Chico Community Development Department and CDFW.					
<p>MM BIO-2d: No more than 14 days prior to any vegetation removal activities that occur during the nesting season (February 15 and August 31), the applicant shall retain a qualified biologist to conduct a preconstruction survey for active nests. If the preconstruction survey shows that there is no evidence of active nesting bird nests, then a letter report shall be provided to the City of Chico Community Development Department and any applicable resource agency for their records.</p> <p>If any active nests are located within the project site, an appropriate buffer zone shall be established around the nests, as determined by the biologist. The biologist shall mark the buffer zone with construction tape or pin flags and maintain the buffer zone, where construction activities shall be prohibited, until the end of breeding season or until the young have successfully fledged. Buffer zones are typically 100 feet for migratory bird nests and 250 to 500 feet for raptor nests. A qualified biologist shall monitor active nests weekly during construction to evaluate potential nesting disturbance by construction activities. If establishing the typical buffer zone is impractical, the qualified biologist may reduce the buffer depending on the species, and daily monitoring by the biologist is required to ensure that the nest is not disturbed and no forced fledging occurs. Monitoring as described above shall continue until the qualified biologist determines that the nest is no longer occupied and has communicated the determination in writing to the City of Chico Community Development Department and applicable resource agency.</p> <p>This mitigation measure does not apply to vegetation removal</p>	Notes on construction plans; submittal of documentation; site inspection	No more than 14 days prior to any vegetation removal activities that occur during the nesting season (February 15 and August 31); during construction activities	City of Chico		

Table 1 (cont.): Chico Walmart Expansion Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
activities that occur outside of the nesting season (September 1 to February 14).					
<p>MM BIO-2e: For phases of the project that would result in ground disturbance within 250 feet of the seasonal wetland but do not involve any disturbance within 50 feet of the seasonal wetland, the applicant shall implement indirect impact avoidance measures as follows:</p> <ol style="list-style-type: none"> 1. Retain a qualified biologist to direct the installation of silt fencing and high-visibility fencing a minimum of 50 feet from the edge of the seasonal wetland; 2. Conduct a Worker Awareness Training Program prior to the start of construction informing workers of the wetland and advising them to stay clear of the area. The training shall be repeated as necessary for all subsequent sub-contractor crews that are scheduled to begin working on the project; 3. Retain a qualified biologist to monitor on-site vegetation clearing and initial grading activities; and 4. Develop and implement a dust control plan, consistent with Rule 205 of the Butte County Air Quality Management District (Fugitive Dust Emissions), which regards the silt fencing around the seasonal wetland as a property line over which allowing wind-driven fugitive dust shall be minimized. <p>Upon submitting applications to the city for grading, construction, or other site disturbance, the developer shall provide a scaled drawing that depicts the wetland, 50-foot and 250-foot buffers around the wetland, and proposed work area(s), including designated equipment/material staging and worker parking areas. The developer shall arrange a preconstruction inspection of the silt/visibility fencing by city staff prior to commencement of construction.</p>	Notes on construction plans; submittal of documentation; site inspection	Prior to and during construction activities that would occur within 250 feet of the seasonal wetland	City of Chico		

Table 1 (cont.): Chico Walmart Expansion Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>If future phases of the project necessitate directly impacting the seasonal wetland, such as development of Parcel 2 or other project feature, the developer shall either assume presence or conduct protocol-level surveys for listed vernal pool branchiopods in accordance with the USFWS Survey Guidelines prior to any ground-disturbing activities. Protocol surveys consist of one wet-season survey and one dry-season survey. If the developer decides to conduct protocol-level surveys and the surveys result in negative findings of the federally listed species, then no additional measures are required so long as the USFWS accepts the negative survey results. If listed branchiopods are found during protocol surveys or presence is assumed, then the applicant shall pursue consultation with the USFWS to obtain a Biological Opinion that authorizes the work. The developer shall implement all conditions (aka Reasonable and Prudent measures) identified in the Biological Opinion as well as those contains in any associated permits.</p> <p>If a future phase of the project necessitates work within 50 feet of the seasonal wetland but no direct impacts are anticipated then the developer shall prepare a detailed plan for the work demonstrating that no impacts will occur to the wetland and obtain letter of no effect (or “not likely to adversely affect” determination) from the Army Corps of Engineers.</p> <p>This mitigation measure shall not apply if the Draft Butte Regional Conservation Plan is adopted at the time of grading activities and provides coverage for impacts to the listed vernal pool shrimp species, and all required conservation measures or mitigation required under the Conservation Plan for this project are implemented. If this scenario occurs, mitigation that occurs pursuant to the Conservation Plan shall not be less than the procedures spelled out in this mitigation measure.</p>	Notes on construction plans; submittal of documentation; site inspection	Prior to and during construction activities that would occur within 250 feet of the seasonal wetland	City of Chico		

Table 1 (cont.): Chico Walmart Expansion Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM BIO-3: The applicant shall modify all improvement plans and construction drawings to provide a minimum separation of 50 feet between the seasonal wetland and (1) the poles associated with the relocated high-voltage overhead power lines, and (2) the relocated Class I bicycle/pedestrian path, subject to review and approval by City Public Works and Community Development Department staff. The separation distance of these project features from the wetland shall be sufficient to enable implementation of the indirect impact avoidance measures of Mitigation Measure BIO-2e.</p>	Approval of improvement plans	Prior to construction activities	City of Chico		
<p>MM BIO-4: If construction occurs within 50 feet of the depressional seasonal wetland in the southwestern portion of the project site, the applicant shall obtain all requisite approvals and permits from the USACE and Regional Water Quality Control Board (RWQCB) for impacts to Waters of the United States and Waters of the State prior to issuance of any City permits for construction, grading, or demolition activities that occurs within 100 feet of the resource. If the USACE or RWQCB determine that no permit from their agency is required for a particular phase of the project, then this mitigation measure only requires acknowledgement of such from each agency regarding the project phase in question. If any future phase of the project involves direct impacts to the wetland, then the developer shall mitigate the impact through either (1) creation and preservation of seasonal wetland habitat within the project site, (2) off-site restoration of features of equal or greater value, or (3) purchase of credits at an agency-approved mitigation bank in the region at a ratio to be determined through consultation with the USACE and RWQCB, but no less than a 1:1 ratio.</p> <p>This mitigation measure shall not apply if the Draft Butte</p>	Submittal of documentation	Prior to construction activities that occur within 100 feet of the depressional seasonal wetland	City of Chico		

Table 1 (cont.): Chico Walmart Expansion Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Regional Conservation Plan is adopted at the time of grading activities and provides coverage for impacts to the depression seasonal wetland, and all required conservation measures or mitigation required under the Conservation Plan for this project are implemented. If this scenario occurs, mitigation that occurs pursuant to the Conservation Plan shall not be less than the procedures spelled out in this mitigation measure.					
Section 3.4—Cultural Resources					
MM CUL-1: If prehistoric or historic-period archaeological resources are encountered, all earth-disturbing construction activities within 100 feet of the find shall halt and the City of Chico Community Development Department shall be notified at (530) 879-6800. Prehistoric archaeological materials might include obsidian and chert flakedstone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil (midden) containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. A Secretary of the Interior-qualified archaeologist shall inspect the findings within 72 hours of discovery. If it is determined that the project could damage a historical resource or a unique archaeological resource (as defined pursuant to the CEQA Guidelines) mitigation shall be implemented in accordance with PRC Section 21083.2 and Section 15126.4 of the CEQA Guidelines, with a preference for preservation in place. Consistent with Section 15126.4(b)(3), this may be accomplished through	Notes on construction plans	Prior to construction activities	City of Chico		

Table 1 (cont.): Chico Walmart Expansion Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement. If avoidance is not feasible, a qualified archaeologist shall prepare and implement a detailed treatment plan in consultation with the City of Chico. Treatment of unique archaeological resources shall follow the applicable requirements of PRC Section 21083.2. Treatment for most resources would consist of (but would not be not limited to) sample excavation, artifact collection, site documentation, and historical research, with the aim to target the recovery of important scientific data contained in the portion(s) of the significant resource to be impacted by the Project. The treatment plan shall include provisions for analysis of data in a regional context, reporting of results within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to local and state repositories, libraries, and interested professionals.</p>					
<p>MM CUL-3: In the event a fossil is discovered during construction for the proposed project, excavations within 50 feet of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the paleontological resources are found to be significant, they shall be avoided by project construction activities and recovered by a qualified paleontologist. Upon completion of the recovery, a paleontological assessment shall be conducted by a qualified paleontologist to determine if further monitoring for paleontological resources is required. The assessment shall include (1) the results of any geotechnical</p>	Notes on construction plans	Prior to construction activities	City of Chico		

Table 1 (cont.): Chico Walmart Expansion Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>investigation prepared for the project area, (2) specific details of the construction plans for the project area, (3) background research, and (4) limited subsurface investigation within the project area. If a high potential to encounter paleontological resources is confirmed, subsurface construction shall be temporarily halted until a monitoring plan of further project subsurface construction is prepared in conjunction with this assessment. After project subsurface construction has ended, a report documenting monitoring, methods, findings, and further recommendations regarding paleontological resources shall be prepared and submitted to the City of Chico.</p>					
<p>MM CUL-4: In the event of discovery or recognition of any human remains during construction activities, such activities within 100 feet of the find shall cease until the Butte County Coroner has been contacted to determine that no investigation of the cause of death is required. The Native American Heritage Commission (NAHC) shall be contacted within 24 hours if it is determined that the remains are Native American. The NAHC will then identify the person or persons it believes to be the most likely descendant from the deceased Native American (PRC Section 5097.98), who in turn would make recommendations to the City of Chico for the appropriate means of treating the human remains and any associated funerary objects (CEQA Guidelines Section 15064.5(d)).</p>	Notes on construction plans	Prior to construction activities	City of Chico		

Table 1 (cont.): Chico Walmart Expansion Project Mitigation Monitoring and Reporting Program

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Section 3.7—Hydrology and Water Quality					
<p>MM HYD-1a: Prior to the issuance of grading permits, the project applicant shall file a Notice of Intent with and obtain a facility identification number from the State Water Resources Control Board. The project applicant shall also submit a Stormwater Pollution Prevention Plan (SWPPP) to the City of Chico that identifies specific actions and Best Management Practices (BMPs) to prevent stormwater pollution during construction activities. The City of Chico shall review and approve the SWPPP. The SWPPP shall identify a practical sequence for BMP implementation, site restoration, contingency measures, responsible parties, and agency contacts. The SWPPP shall include but not be limited to the following elements:</p> <ul style="list-style-type: none"> • Comply with the requirements of the State of California’s most current Construction Stormwater Permit. • Temporary erosion control measures shall be implemented on all disturbed areas. • Disturbed surfaces shall be treated with erosion control measures during the October 15 to April 15 rainy season. • Sediment shall be retained on-site by a system of sediment basins, traps, or other BMPs. • The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate discharge of materials to storm drains. • BMP performance and effectiveness shall be determined either by visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required by the Central Valley Regional Water 	Approval of Stormwater Pollution Prevention Plan; notes on construction plans	Prior to the issuance of grading permits	City of Chico		

Table 1 (cont.): Chico Walmart Expansion Project Mitigation Monitoring and Reporting Program

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				Date	Initial
<p>Quality Control Board to determine adequacy of the measure.</p> <ul style="list-style-type: none"> In the event of significant construction delays or delays in final landscape installation, native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the wet season. 					
<p>MM HYD-1b: Prior to the issuance of building permits, the project applicant shall submit a final Storm Water Mitigation Plan (SWMP) to the City of Chico for review and approval. The plan shall be developed using the California Stormwater Quality Association’s “New Development and Redevelopment Handbook.” The SWMP shall identify pollution prevention measures and BMPs necessary to control stormwater pollution from operational activities and facilities, and provide for appropriate maintenance over time. The SWMP shall include design concepts that are intended to accomplish a “first flush” objective that would remove contaminants from the first 2 inches of stormwater before it enters area waterways. The project applicant shall also prepare and submit an Operations and Maintenance Agreement to the City identifying procedures to ensure that stormwater quality control measures work properly during operations.</p>	Approval of Storm Water Mitigation Plan	Prior to the issuance of building permits	City of Chico		

Table 1 (cont.): Chico Walmart Expansion Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Section 3.9—Noise					
<p>MM NOI-1: The following noise attenuation measures shall be implemented during construction activities:</p> <ul style="list-style-type: none"> • Construction activities are limited to the hours of 7:00 a.m. to 9:00 p.m. Monday through Saturday, and 10:00 a.m. to 6:00 p.m. on Sundays and federal holidays. The City of Chico shall have discretion to permit construction activities to occur outside of these hours if compelling circumstances warrant an exception (e.g., weather conditions necessary to pour concrete). • All construction equipment shall use noise reduction devices (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer. If no noise reduction devices were installed by the manufacturer, a minimum of a muffler shall be installed for the duration of project-related construction activities. • If stationary equipment (compressors, pumps, generators, etc.) is to be used within 300 feet of any office or residential receptor, a noise barrier shall be erected to attenuate noise. The noise barrier shall consist of an enclosure, temporary noise panels/barriers, or acoustical/sound blankets over fencing. 	Notes on construction plans; site inspection	During construction activities	City of Chico		
Section 3.11—Transportation					
<p>MM TRANS-3a: Prior to issuance of the first building permit for the proposed project, the applicant shall provide the City of Chico with the requisite funds for improving the intersection of E. 20th Street / Forest Avenue. The improvements shall consist of: (1) restriping the northbound approach (Forest Avenue) to provide a left-turn lane, a shared left-turn/through lane, a through lane, and a right-turn lane; and (2) modifying the signal operation to provide split phasing on the</p>	Receipt of fees	Prior to issuance of the first building permit	City of Chico		

Table 1 (cont.): Chico Walmart Expansion Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
northbound and southbound approaches. The City of Chico shall implement the improvements when monitoring determines that the intersection operation is approaching unacceptable levels.					
MM TRANS-3b: Prior to issuance of building permits for the proposed project, the applicant shall pay the fair-share cost of off-site circulation improvements, as calculated through the City’s adopted development impact fee program.	Receipt of fees	Prior to issuance of building permits	City of Chico		
<p>MM TRANS-5: Prior to the approval of any improvement plans for Wittmeier Drive, the project applicant shall retain a qualified traffic engineer to evaluate the following options for addressing (1) conflicts between through and turning vehicles and (2) vehicle movement enhancements on Wittmeier Drive. The engineer shall identify a recommended option or options for each issue, and the applicant shall prepare and submit plans to the City of Chico for review and approval that reflect the recommended options. The approved plans shall be incorporated into the proposed project.</p> <p>To address conflicts between through and turning vehicles, one or both of the following options shall be implemented:</p> <ul style="list-style-type: none"> • Option 1: Modify the eastbound dual left-turn lanes on Wittmeier Drive to provide a single left-turn lane, thereby providing an extra lane to facilitate westbound turning movements and truck loading and unloading. Based on estimated Plus Project peak-hour left-turn movements from Wittmeier Drive to Forest Avenue, it is not anticipated that dual left-turn lanes are necessary to accommodate turning vehicle queues. • Option 2: Install a roundabout at the Wittmeier Drive cul-de-sac to address potential vehicular conflicts between vehicles turning in the cul-de-sac and vehicles entering and exiting 	Review of improvement plans	Prior to the approval of any improvement plans for Wittmeier Drive	City of Chico		

Table 1 (cont.): Chico Walmart Expansion Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>the westernmost Walmart driveway on Wittmeier Drive. The roundabout would also address potential safety issues arising from vehicles entering and exiting the westernmost Walmart driveway at higher rates of speed.</p> <p>To address vehicle movement enhancements, one of the following options shall be implemented:</p> <ul style="list-style-type: none"> • Option A: One left-turn lane and one through-right lane in the eastbound direction, and one through-left lane and one right-turn pocket in the westbound direction. Truck loading and unloading activity could occur on the curbside between the two driveways on the south side of Wittmeier Drive. • Option B: One left-turn lane and one through-right lane in the eastbound direction, one through-right lane in the westbound direction, and one two-way center left-turn lane with a median extending 50 feet west of the Forest Avenue/Wittmeier Drive intersection. Truck loading and unloading activity could occur in the two-way center left-turn lane. 					
<p>MM TRANS-7: Prior to recordation of the final parcel map, the project applicant shall provide an easement for a potential future Class I bikeway connection that would extend south from the southwesterly corner of the project site to the planned SR-99 Bikeway.</p>	Review of final parcel map	Prior to recordation of the final parcel map	City of Chico		

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