

**Mitigation Monitoring and Reporting Program  
for the  
Addendum to the Santa Nella Community Specific Plan  
Final Recirculated Program EIR  
for Santa Nella County Water District  
Water Master Plan and Sewer Master Plan**

Prepared for:  
**Santa Nella County Water District**  
12931 S. Highway 33  
Santa Nella, CA 95322

Contact: Amy Montgomery, General Manager

Prepared by:  
**FirstCarbon Solutions**  
7265 N. First Street, Suite 101  
Fresno, CA 93720  
714.508.4100

Contact: Jason Brandman, Project Director

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**Table 1: Addendum to the Santa Nella Community Specific Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<b>II. Agricultural Resources</b>					
<p><b>MM 4.8-1: (Text is refined to reflect applicable potentially affected land types)</b>            In the event that lands designated as Prime Farmland, Unique Farmland and/or Farmland of Statewide Importance would be converted as a result of project implementation, then the project sponsors shall convey to the County or its designated agent a conservation easement that would permanently protect agricultural land of similar or better quality as that farmed on the project site. These mitigation lands may be located mutually agreed upon by the applicant and the County Planning and Community Development Director.</p>	<p>County to confirm locations of Important farmland;             If required, project sponsor shall submit evidence of conservation easement.</p>	<p>Prior to final map recordation, or prior to issuance of grading permit</p>	<p>County Planning and community Development Director</p>		
<b>III. Air Quality</b>					
<p><b>MM 4.3-1: (text is refined to reflect current SJVAPCD best practices)</b>            During construction, all equipment shall be maintained in good operating condition so as to reduce emissions. The construction contractor shall ensure that all construction equipment is being properly serviced and maintained in accordance with the manufacturer’s specification. Maintenance records compliant with SJVAPCD Rule 9510 shall be available at the construction site for verification and submitted to the Air District within 30 days of completing construction for each project phase. Construction equipment records shall comply and include all required information (e.g., total hours per equipment type, equipment model year and horsepower) detailed in SJVAPCD’s Detailed Fleet Template (SJVAPCD 2009b).</p>	<p>Confirm that requirements are printed on plan sheet; on-site inspection, as needed.</p>	<p>Prior to issuance of grading permit; Spot inspection during construction</p>	<p>County grading inspector</p>		

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<p>The following measures shall be applied to all WMP and SMP infrastructure and improvements during construction:</p> <ul style="list-style-type: none"> <li>• Adhere to the provisions of SJVAPCD Rule 4601</li> <li>• Use paints with a volatile organic compound (VOC) that average 65 grams per liter for both interior and exterior coatings.</li> <li>• Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors.</li> <li>• Use compliant low VOC cleaning solvents to clean paint application equipment.</li> <li>• Keep all paint and solvent laden rags in sealed containers to prevent VOC emissions.</li> </ul>					
<p><b>MM 4.3-2:</b> Electric or diesel-powered equipment shall be utilized in lieu of gasoline-powered engines where possible.</p>	<p>Confirm that requirements are printed on plan sheet; on-site inspection, as needed.</p>	<p>Prior to issuance of grading permit; Spot inspection during construction</p>	<p>County grading inspector</p>		
<p><b>MM 4.3-3:</b> Construction activities shall minimize obstruction of through traffic lanes adjacent to the site and, if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.</p>	<p>Confirm that requirements are printed on plan sheet; on-site inspection, as needed.</p>	<p>Prior to issuance of grading permit; Spot inspection before and during construction</p>	<p>County grading inspector</p>		
<p><b>MM 4.3-4: (text is refined to reflect current SJVAPCD best practices)</b>          The owner/operator shall sufficiently implement at least one of the control measures listed below to limit visible dust emissions (VDE) to 20 percent opacity or to comply with the conditions for a stabilized surface as defined in Rule 8011. The opacity limit may be achieved through implementation of any combination of the following control measures to the extent needed:</p>	<p>Confirm that requirements are printed on plan sheet; on-site inspection, as needed.</p>	<p>Prior to issuance of grading permit; Spot inspection during construction</p>	<p>County grading inspector</p>		

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<p><i>On-Site Transporting of Bulk Materials</i></p> <ul style="list-style-type: none"> <li>• Limit vehicular speed while traveling on the work site sufficient to limit VDE to 20 percent opacity; or</li> <li>• Load all haul trucks such that the freeboard is not less than 6 inches when material is transported across any paved public access road; or</li> <li>• Apply water to the top of the load sufficient to limit VDE to 20 percent opacity; or</li> <li>• Cover haul trucks with a tarp or other suitable cover.</li> </ul> <p><i>Unpaved Vehicle/Equipment Parking and Traffic Areas</i></p> <p>The control measures listed below shall be implemented on unpaved surface areas dedicated to any vehicle and equipment parking and traffic activity in order to limit VDE to 20 percent opacity and comply with the requirements of a stabilized unpaved road as specified in Rule 8011. If vehicle activity remains exclusively within an unpaved vehicle/equipment traffic area, section 5.3 may be implemented to limit VDE to 20 percent opacity.</p> <ul style="list-style-type: none"> <li>• Where 50 or more annual average daily trips (AADT) will occur on an unpaved vehicle/equipment traffic area, the owner/operator shall limit VDE to 20 percent opacity and comply with the requirements of a stabilized unpaved road by the application and/or reapplication/maintenance of at least one of the following control measures:           <ul style="list-style-type: none"> <li>- Watering;</li> <li>- Uniform layer of washed gravel;</li> <li>- Chemical/organic dust suppressants;</li> <li>- Vegetative materials;</li> <li>- Paving;</li> <li>- Roadmix;</li> </ul> </li> </ul>					

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- Any other method(s) that can be demonstrated to the satisfaction of the Air Pollution Control Officer that effectively limits VDE to 20 percent opacity and meets the conditions of a stabilized unpaved road.					
<b>IV. Biological Resources</b>					
<p><b>MM 4.10-1: On- and Off-site Mitigation (Text is refined to reflect current best practices)</b>            Loss of suitable habitat for breeding, foraging, and movement shall be mitigated by either preserving habitat on-site, or by acquiring suitable habitat off-site in accordance with the ratios specified below; provided, however, that if other ratio(s) are approved or otherwise agreed to by the applicable resource agencies as part of the natural resource permitting process and in accordance with applicable laws and regulations, then the ratio(s) approved by the resource agencies shall govern. Loss of agricultural dry-farmed hayland and non-native grassland will be mitigated at a 1:1 ratio on-site if contiguous with established kit fox corridors and a 3:1 ratio off-site. Loss of agricultural fallow will be mitigated at a 1:1 ratio on-site if the agricultural land is converted into habitat suitable for kit fox and is contiguous with established kit fox corridors. Otherwise, loss of this habitat will be mitigated at a 2:1 ratio off-site. Loss of agricultural orchards will be mitigated at a 1:2 ratio on-site if the land is converted into habitat suitable for kit fox and is contiguous with established kit fox corridors. Otherwise, loss of this habitat will be mitigated at a 1:1 ratio off-site (see Appendix I, Mitigation for Habitat Losses). Mandatory on-site land dedication necessary to meet minimum corridor widths will be credited toward on-site mitigation.</p>	<p>County shall confirm the quantified extent of habitat loss for proposed disturbance areas.</p> <p>County shall provide mitigation as required either on-site or off-site.</p>	Prior to start of construction	County Planning and community Development Director		

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Off-site replacement will be located as close as possible to the Plan area. Specific locations of proposed off-site mitigation are shown in Figure 28. These areas include properties currently owned by The Nature Conservancy (Romero and Simon-Newman) and lands held and managed in Trust by the Bank of America (Quinto). Negotiations are underway with the current landowners. Additionally, lands connecting the CSP with the Romero or Quinto Ranches would be appropriate.					
<p><b>MM 4.10-2: Establishment of Movement Corridors</b>            Corridors with specific design parameters will be established within the Santa Nella CSP area to allow for movement between a subpopulation of kit foxes south of Highway 152 and south of Santa Nella and suitable habitat and other subpopulations of kit foxes northwest of Santa Nella. I-5 and the canals running north and south through the CSP area potentially constrict opportunities for movement. However, established right-of-ways provide an opportunity to maintain a continuous, connected movement corridor. The enhancement of these right-of-ways is the basis of the proposed mitigation. Primary corridors will be established along the California Aqueduct, Delta-Mendota Canal, San Luis Wasteway, and Outside Canal, with a secondary corridor along I-5. Figure 29 shows the locations of these corridors, as well as the locations of enhancements that will be developed as part of the plan. Corridor enhancement includes establishing refuge areas for kit foxes along the corridor, as well as, providing escape burrows at regular intervals, establishing fencing, and a new kit fox crossing, implementing appropriate leash laws and developing a Memorandum of Understanding with the US Bureau of Reclamation (USBR), the California Department of Water Resources (DWR), and the California Department of Transportation to ensure coordinated management of the corridors.</p>	County shall confirm if further enhancement is required for previously created movement corridors along I-5 and canals, pursuant to the MOU with USBR and DWR.	Prior to start of construction	County Planning and community Development Director		

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<p><b>MM 4.10-3: Coordination with Other Developments to Reduce Cumulative Impacts</b>            Several projects are proposed close to the Santa Nella CSP area. Development of these projects and the CSP area could adversely affect the kit fox due to increased traffic mortalities, blocked or lengthened movement corridors, and a loss of suitable foraging and denning habitat. Measures proposed in the mitigation plan for the kit fox will be coordinated with these other proposed projects to mitigate for these cumulative impacts. Placing corridors so they remain continuous and ensuring opportunities for kit foxes to by-pass barriers (such as canals) will be especially important. Monitoring will be conducted to assess the success of the movement corridors (see Appendix I, Coordination with Other Potential Developments).</p>	<p>County shall confirm if further enhancement is required for previously created movement corridors along I-5 and canals, pursuant to the MOU with USBR and DWR.</p>	<p>Prior to start of construction</p>	<p>County Planning and community Development Director</p>		
<p><b>MM 4.10-4: Predator Control</b>            Fencing, escape burrows, and other management measures prescribed by MM 1 and 2 will reduce the likelihood of coyote, red fox, and domestic dog predation upon kit foxes. Monitoring results will determine the need for active predator control and provide a basis for determining appropriate management strategies (see Appendix I, Predator Control).</p>	<p>County shall confirm if further enhancement is required for previously created movement corridors along I-5 and canals, pursuant to the MOU with USBR and DWR.</p>	<p>Prior to start of construction</p>	<p>County Planning and community Development Director</p>		
<p><b>MM 4.10-5: Coordination with Public Agencies</b>            CDFW, the UUSB, and DWR own and oversee the use and maintenance of lands within and adjacent to the CSP area. Merced County will work to establish a cooperative management agreement among those agencies having kit fox corridor responsibility within the CSP area and will coordinate with agencies outside the CSP area to ensure the continuity in conservation planning for the kit fox (see Appendix I, Coordination With Public Agencies).</p>	<p>County shall confirm if further enhancement is required for previously created movement corridors along I-5 and canals, pursuant to the MOU with USBR and DWR.</p>	<p>Prior to start of construction</p>	<p>County Planning and community Development Director</p>		



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<p><b>MM 4.10-6: Monitoring</b>            A monitoring program, primarily relying upon den surveys within the movement corridors, will be implemented to evaluate the efficacy of the mitigation measures, especially the use of established corridors by kit foxes. Results from monitoring will also be used to modify features of the corridor and crossing to better serve the kit fox. The monitoring effort will be developed in consultation with both CDFW and USFWS (see Appendix I, Monitoring).</p>	<p>County shall confirm if additional monitoring or enhancement of movement corridors is required.</p>	<p>Prior to start of construction</p>	<p>County Planning and community Development Director</p>		
<p><b>MM 4.10-7: Preconstruction Surveys and Construction Recommendations</b>            Although kit foxes are not known to currently reside in the CSP area, construction and ground disturbance may result in take of occupied dens and individuals. Standard preconstruction and construction recommendations (USFWS 1997b or as updated prior to construction activities) will be followed to avoid this type of direct take. Preconstruction surveys shall be contacted no less than 14 days and no more than 30 days prior to the beginning of ground disturbance and/or construction activities or any project activity likely to impact the San Joaquin kit fox.</p> <p>An employee education program shall be conducted for any project that has expected impacts to kit foxes or other endangered species. A 20-mph speed limit shall be posted and enforced for all project-related vehicles in all project areas, except on county roads and State and Federal highways; this speed limit is particularly important at night when kit foxes are most active. Night-time construction shall be minimized to the extent possible. Off-road traffic outside of designated project areas shall be prohibited.</p>	<p>Evidence of survey results, and documentation of appropriate follow-up if required.</p>	<p>Prior to start of construction</p>	<p>County Planning and community Development Director</p>		

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<p>All excavated, steep-walled holes or trenches more than 2 feet deep shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks to prevent inadvertent entrapment of kit foxes or other animals during the construction phase of the project. Such holes or trenches shall be thoroughly inspected for trapped animals before they are filled. All construction pipes, culverts, or similar structures with a diameter of 4 inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before they are subsequently buried, capped, or otherwise used or moved. If a kit fox is discovered inside a pipe, that section of pipe shall not be moved until the USFWS has been consulted. If necessary, and under the direct supervision of the qualified biologist, the pipe may be moved once to remove it from the path of construction activity.</p> <p>All food related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in a closed container and removed at least once a week from a construction or project site. No firearms shall be allowed on the project site. To prevent harassment, mortality of kit foxes, or destruction of dens by dogs or cats, no pets should be permitted on project sites. Use of rodenticides and herbicides in project areas should be restricted (See Appendix J, Preconstruction Surveys and Ground Disturbance and Construction Recommendations).</p>					

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<p><b>MM 4.10-8: (Text is refined to reflect current best practices)</b>            If wetland and other waters of the U.S. are present and cannot be avoided, the District shall hire a qualified wetland specialist to conduct a wetland delineation for all features that may be affected by project improvements.</p>	Results of wetland delineation survey, if required.	Prior to start of construction	County Planning and community Development Director		
<p><b>MM 4.10-9: (Text is refined to reflect current best practices)</b>            The applicant shall comply with USACE “no net loss” policy for mitigation of wetlands (if determined to be present) under the jurisdiction of the USACE. If required to do so under applicable laws and regulations, then the applicant shall apply for a Section 404 permit, a Section 401 permit, and a 1602 Streambed Alteration Agreement if these areas are jurisdictional and would be affected by the project. If required, apply for a Section 404 permit from the USACE after verification of the wetland delineation by the USACE. Any waters of the U.S. that would be lost or disturbed shall be replaced or rehabilitated on a “no net loss” basis in accordance with the USACE mitigation guidelines. On-site creation of wetland habitat is preferred to off-site mitigation. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to the USACE. Obtain a Section 401 water quality waiver of certification from the RWQCB and implement a mitigation plan that includes one of the following:            (a) Completion of an on-site Mitigation and Monitoring Plan that includes on-site creation/preservation of the wetlands.            (b) Acquisition of credits from an approved mitigation bank.</p>	Evidence of permits (404, 401, 1602, etc.), if required.	Prior to start of construction	County Planning and community Development Director		

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<b>MM 4.10-18:</b> Avoidance. Avoid nesting season construction. Grading and other construction activities shall be scheduled to avoid the nesting season to the extent feasible. The nesting season for most raptors in the CSP area extends from February through August.	Confirmation of the start date of construction being outside of nesting season (February through August).	Prior to start of construction	County Planning and community Development Director		
<b>MM 4.10-19: (text refined to ensure consistency with MM 4.10-18 and to reflect current best practices)</b> Preconstruction/Predisturbance Surveys. If it is not feasible to schedule demolition and construction between August and February, then preconstruction surveys for nesting raptors will be conducted by a qualified ornithologist or wildlife biologist to ensure that no raptor nests will be disturbed during project implementation. This survey will be conducted no more than 14 days prior to the initiation of construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). During this survey, the biologist will inspect all trees and other suitable nesting habitat in and immediately adjacent to the impact areas for raptor nests. If an active raptor nest is found close enough to the construction area to be disturbed by these activities, the ornithologist, in consultation with CDFG, will determine the extent of a construction-free buffer zone to be established around the nest.	Results of a pre-construction nesting bird survey.	Prior to start of construction	County Planning and community Development Director		
<b>MM 4.10-20:Pre-season Surveys and Site Modification</b> A winter survey should be conducted in December or January of the year in which construction or other disturbance is proposed for a particular parcel. If the parcel contains suitable habitat, protocol level surveys should be conducted in January to locate and flag occupied burrows. A 50-meter buffer shall	Confirmation of results of the winter survey.  Confirmation of protocol level surveys, if required, and confirmation of the	Prior to start of construction	County Planning and Community Development Director		

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<p>be created and marked around any occupied burrows and the remainder of the site shall be disced to discourage occupancy. A qualified ornithologist shall apply to CDFW to evict burrowing owls occupying the site. Once authorization has been received and owls have been evicted, the burrows shall be filled in and the area disced. No owls will be evicted during the breeding season, nor will any area within 250 feet of such a flagged, occupied burrow be disced or otherwise disturbed during the breeding season.</p>	<p>implementation of protective measures, if required.</p>				
<p><b>MM 4.10-21: Preconstruction Surveys and Buffer Zones</b>            If site construction or other disturbance does not commence within 30 days of MM 4.10-20, then preconstruction surveys shall be conducted in conformance with federal and State regulations protecting raptors against direct “take.” Pre-construction surveys for burrowing owls should be conducted by a qualified ornithologist prior to any soil-altering activity or economic development occurring on-site. The preconstruction surveys should be conducted no more than 30 days prior to the start of site grading, regardless of the time of year in which grading occurs. If breeding owls are located on or immediately adjacent to the site, a construction-free buffer zone around the active burrow must be established as determined by the ornithologist in consultation with CDFW. No activities, including grading or other construction work or eviction of owls, would proceed that may disturb breeding owls. If owls are resident during the nonbreeding season, a qualified ornithologist, upon authorization by CDFW, could evict the owls to avoid the loss of any individuals.</p>	<p>Confirmation of results of the pre-construction survey.</p> <p>Confirmation of the implementation of protective measures, if required.</p>	<p>Prior to start of construction</p>	<p>County Planning and Community Development Director</p>		

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<b>VI. Geology, Soils, and Mineral Resources</b>					
<b>MM 4.7-1:</b> The County shall update the disaster plans for Santa Nella consistent with the County Multi-Hazard Emergency Plan as growth proceeds in the Santa Nella community.	Confirmation of updated plans.	Prior to start of construction	County Planning and Community Development Director		
<b>MM 4.7-2:</b> Prior to approval of final facilities design (improvement plans), the Santa Nella County Water District and Merced County Department of Public Works shall review plans for drainage and storm water runoff control systems and their component facilities to ensure that these systems and facilities are non-erosive in design.	Confirmation of non-erosive plans.	Prior to start of construction	County Public Works Director		
<b>MM 4.7-3:</b> Upon completion of construction, applicants for subsequent projects shall revegetate all exposed soil surfaces within 30 days, or as otherwise approved by the County Department of Public Works, to minimize the potential topsoil erosion and maximize aesthetic appeal.	Confirmation of revegetation of exposed surfaces.	Prior to final sign off	County Public Works Director		
<b>MM 4.7-4:</b> The project applicant shall comply with Central Valley Regional Water Quality Control Board requirements for temporary erosion control measures during project construction and shall implement Best Management Practices (BMPs) in new developments to minimize the transport of sediments and other pollutants into local waterways.	Confirmation of the implementation of erosion control measures.	Prior to start of construction; spot inspections during construction	County grading inspector		
<b>VIII. Hydrology and Water Quality</b>					
<b>MM 4.6.1:</b> Prior to approval of any tentative subdivision map within the CSP area, the project applicants shall identify adequate areas for retention of stormwater, and a stormwater retention plan shall be accepted by the Merced County Department of Public Works in compliance with the Merced County Storm Drainage Design Manual.	Submittal of stormwater retention plan.	Prior to start of construction	County Public Works Director		

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<b>MM 4.6.2:</b> The project applicants shall obtain a National Pollutant Discharge Elimination Permit (NPDES) prior to the initiation of any development activities.	Submittal of NPDES permit.	Prior to start of construction	County Public Works Director		
<b>MM 4.6-3:</b> The project applicant shall comply with Regional Water Quality Control Board requirements for temporary erosion control measures during project construction and shall implement permanent Best Management Practices (BMPs) in new developments to minimize discharge of urban pollutants into local waterways.	Confirmation of the implementation of erosion control measures.	Prior to start of construction; spot inspections during construction	County grading inspector		
<b>MM 4.6-4:</b> An appropriate monitoring program shall be prepared and implemented by the County Environmental Health Department in coordination with the Santa Nella County Water District to ensure that groundwater water quality is maintained in compliance with all applicable standards and to monitor any accumulation of pollutants in the top soil lenses in all retention basins.	Confirmation of implementation of monitoring program.	Ongoing	County Public Works Director		
<b>MM 4.6.5:</b> The monitoring program shall also address and monitor the overall performance of the system so that appropriate future programs or adjustments in system design may be implemented, if necessary. Basin performance shall be monitored by the County Public Works Department in conjunction with the Santa Nella County Water District.	Confirmation of implementation of monitoring program.	Ongoing	County Public Works Director		
<b>MM 4.11-1:</b> The County shall update its Emergency Plan, as the development occurs in the Santa Nella Community, to enable the Office of Emergency services to provide an adequate level of evacuation of the population at risk from dam failure and seiching hazards in the Santa Nella Community, based on its determination regarding an acceptable level of risk.	Confirmation of updated Emergency Response Plan.	Ongoing	County Planning and Community Development Director		

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