

This document is the Final Mitigation Monitoring and Reporting Program (FMMRP) for the Best Development Grocery Outlet (Project). This FMMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” A FMMRP is required for the proposed Project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

The numbering of the individual mitigation measures follows the numbering sequence as found in the Draft EIR.

4.1 MITIGATION MONITORING AND REPORTING PROGRAM

The FMMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this Final EIR.

The City of Fort Bragg will be the primary agency responsible for implementing the mitigation measures and will continue to monitor mitigation measures that are required to be implemented during the operation of the Project.

The FMMRP is presented in tabular form on the following pages. The components of the FMMRP are described briefly below:

- **Mitigation Measures:** The mitigation measures are taken from the Draft EIR in the same order that they appear in that document.
- **Mitigation Timing:** Identifies at which stage of the project mitigation must be completed.
- **Monitoring Responsibility:** Identifies the agency that is responsible for mitigation monitoring.
- **Compliance Verification:** This is a space that is available for the monitor to date and initial when the monitoring or mitigation implementation took place.

TABLE 4.0-1: MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
BIOLOGICAL RESOURCES				
<p>Impact 3.3-2: The proposed Project has the potential to have direct or indirect effects on special-status bird species, including through the substantial reduction of habitat or range restriction for bird species, resulting in a bird species population to drop below self-sustaining levels, or threatening to eliminate a bird community.</p>	<p>Mitigation Measure 3.3-1: The Project proponent shall implement the following measure to avoid or minimize impacts on protected bird species that may occur on the site:</p> <ul style="list-style-type: none"> Preconstruction surveys for active nests of special-status birds shall be conducted by a qualified biologist in all areas of suitable habitat within 500 feet of Project disturbance. Surveys shall be conducted within 14 days before commencement of any construction activities that occur during the nesting season (February 15 to August 31) in a given area. <p>If any active nests, or behaviors indicating that active nests are present, are observed, appropriately protective buffers around the nest sites shall be determined by a qualified biologist to avoid nest failure resulting from Project activities. The size of the buffer shall depend on the species, nest location, nest stage, and specific construction activities to be performed while the nest is active. The buffers may be adjusted if a qualified biologist determines it would not be likely to adversely affect the nest. If buffers are adjusted, monitoring will be conducted to confirm that Project activity is not resulting in detectable adverse effects on nesting birds or their young. No Project activity shall commence within the buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use.</p>	<p>Fort Bragg Community Development Department</p>	<p>Within 14 days before commencement of any construction activities that occur during the nesting season (February 15 to August 31) in a given area</p>	
<p>Impact 3.3-3: The proposed Project has the potential to result in direct or indirect effects on special-status mammal species, including through the substantial reduction of habitat or range restriction for mammal species, resulting in a mammal species population to drop below self-sustaining levels, or threatening to eliminate a mammal community.</p>	<p>Mitigation Measure 3.3-2: The Project proponent shall implement the following measure to avoid or minimize impacts on special-status bat species that may occur on the site:</p> <ul style="list-style-type: none"> A bat survey shall be conducted by a qualified biologist prior to demolition of the existing on-site building. The surveys shall be conducted from dusk until dark. If the weather during the bat survey makes visual observations difficult or impossible, another survey shall occur when the weather is appropriate for visual observations. If no bats or maternity roosts are found in the existing building, no further mitigation is required. <p>If bats or bat roosts are discovered, prior to demolition of the existing building, the bat(s) or bat roost(s) shall be removed through live exclusion or similar</p>	<p>Fort Bragg Community Development Department</p>	<p>Prior to demolition of the existing on-site building.</p>	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p><i>means that do not harm bats. The removal strategy shall be determined and overseen by the qualified biologist. No bat or roost removal shall occur during the maternity season (typically late May through mid-August) to protect flightless baby bats. No Project activity shall commence within the building area until the end of the pupping season (August 1) or until a qualified biologist confirms the maternity roost is no longer active.</i></p>			
NOISE				
<p>Impact 3.6-1: The proposed Project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p>	<p>Mitigation Measure 3.6-1: <i>To reduce potential construction noise impacts during Project construction, the following multi-part mitigation measure shall be implemented for the Project:</i></p> <ul style="list-style-type: none"> • <i>All construction equipment powered by internal combustion engines shall be properly muffled and maintained.</i> • <i>Quiet construction equipment, particularly air compressors, shall be selected whenever possible.</i> • <i>All stationary noise-generating construction equipment such as generators or air compressors shall be located as far as is practical from existing residences. In addition, the Project contractor shall place such stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site.</i> • <i>Unnecessary idling of internal combustion engines shall be prohibited.</i> • <i>The construction contractor shall, to the maximum extent practical, locate on-site equipment staging areas so as to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the Project site during all Project construction.</i> • <i>Exterior construction activities shall be limited to 7:00 a.m. to 8:00 p.m., and interior construction activities shall be limited to 7:00 a.m. to 10:00 p.m. All construction activities shall be limited to Monday to Friday, holidays excluded.</i> • <i>Staging areas on the Project site shall be located in areas that maximize, to the extent feasible, the distance between staging activity and sensitive receptors.</i> • <i>An 8-foot tall temporary construction sound wall shall be constructed along the east and south sides of the project site, as shown on Figures 3.6-8 and 3.6-9. The sound barrier fencing should consist of</i> 	<p>Fort Bragg Community Development Department</p>	<p>Prior to and during all demolition, grading, and construction related activities</p>	

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MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p><i>½" plywood or minimum STC 27 sound curtains placed to shield nearby sensitive receptors. The plywood barrier should be free from gaps, openings, or penetrations to ensure maximum performance. This temporary construction sound wall shall be constructed prior to any demolition or other ground disturbing activities associated with construction.</i></p>			
<p>Impact 3.6-2: The proposed Project would not generate excessive groundborne vibration or groundborne noise levels.</p>	<p>Mitigation Measure 3.6-2: <i>To reduce potential vibration impacts during Project construction, the following mitigation measure shall be implemented for the Project:</i></p> <ul style="list-style-type: none"> <i>Any compaction required less than 26 feet from the adjacent residential structures to the south shall be accomplished by using static drum rollers which use weight instead of vibrations to achieve soil compaction. As an alternative to this requirement, pre-construction crack documentation and construction vibration monitoring should be conducted to ensure that construction vibrations do not cause damage to any adjacent structures. Any such documented damage would be required to be repaired by the applicant.</i> 	<p>Fort Bragg Community Development Department</p>	<p>Prior to and during all demolition, grading, and construction related activities</p>	