Mitigation Monitoring and Reporting Program
Fassler Tank Replacement Project

The California Environmental Quality Act (CEQA), Public Resources Code Section 21081.6 and Title 14 of the California Code of Regulations (CEQA Guidelines) Section 15097 requires a Lead Agency to adopt a Mitigation Monitoring and Reporting Program (MMRP) whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. This Mitigation, Monitoring and Reporting Plan (MMRP) has been prepared pursuant to CEQA Guidelines, which state the following:

"In order to ensure that the mitigation measures and project revisions identified in the Initial Study/Mitigated Negative Declaration are implemented, the Lead Agency [North Coast County Water District (District)] shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects." (§15097(a)).

"The Lead Agency may choose whether its program will monitor mitigation, report on mitigation, or both. "Reporting" generally consists of a written compliance review that is presented to the decision making body or authorized staff person. A report may be required at various stages during project implementation or upon completion of the mitigation measure. "Monitoring" is generally an ongoing or periodic process of project oversight. There is often no clear distinction between monitoring and reporting and the program best suited to ensuring compliance in any given instance will usually involve elements of both." (§15097 (c)).

The Impacts, Mitigation Measures, and Timing of the Mitigation Measure (when the measure will be implemented) related to the District's Fassler Tank Replacement Project (Project) are listed in **Table 1**. All the mitigation measures listed here will be implemented by the District or by their appointees.

According to CEQA Guidelines Section 15126.4 (a) (2), "Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally binding instruments. In the case of the adoption of a plan, policy, regulation, or other public project, mitigation measures can be incorporated into the plan, policy, regulation, or project design." Therefore, all mitigation measures listed in this MMRP will be adopted by the District's Board of Directors when the Project is approved as required under Public Resources Code Section 21081.6(c).

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TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM

Impact and Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility & Type	Implementation Responsibility	Verified Implementation
Air Quality				
Impact AIR-1: The Project would expose sensitive receptors to substantial pollutant concentrations. **Mitigation Measure AIR-1: Clean Construction Equipment:** The applicant and/or its construction contractors shall be required to use off-road diesel construction equipment compliant with U.S. EPA Tier 4 Final non-road engine standards for all applicable equipment. Prior to the commencement of construction activities, the construction contractor and/or the applicant shall prepare an equipment list that identifies each piece of off-road equipment to be operated at the project site by its equipment identification number (EIN) and demonstrates that each piece of equipment meets U.S. EPA Tier 4 Final non-road engine standards. The list shall be made available at the construction site and shall be updated when new or replacement construction equipment are brought to the site.	Implementation Responsibility: • District and/or it's construction contractor. Timing: • Prior to construction and during construction.	Monitoring Responsibility: • The District and/or it's construction contractor shall verify all construction equipment meets U.S. EPA Tier 4 Final non-road engine standards and shall maintain/update the construction equipment list at the construction site. • The District and/or it's construction contractor shall verify use of off-road diesel construction equipment compliant with U.S. EPA Tier 4 Final non-road engine standards during construction. Type: • Construction cannot start until the equipment list that demonstrates that each piece of equipment meets U.S. EPA Tier 4 Final non-road engine standards is complete.	Initials: _____ Date: _____	Initials: _____ Date: _____
Biological Resources				
Impact BIO-1: The Project would damage or remove special-status plants during construction. **Mitigation Measure BIO-1: Protection of Rare Plants.** A qualified biologist shall conduct a focused survey for all rare plant species with potential to be present during their suitable blooming period (or suitable time	Implementation Responsibility: • Qualified biologist to conduct survey. • Qualified biologist establish buffer in coordination	Monitoring Responsibility: • District and/or it's construction contractor. Type: • Ground disturbance cannot start until	Initials: _____ Date: _____	Initials: _____ Date: _____

Impact and Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility & Type	Implementation Responsibility	Verified Implementation
of year, in the case of the moss), 14 days prior to ground disturbance. If no special-status plants are observed, no further action is required. If special-status plant species are observed, the plants will be avoided with a suitable buffer, determined in coordination with CDFW. The buffer zone shall be clearly demarcated using exclusion fencing. If establishing an avoidance buffer is not feasible, individual plants shall be transplanted to an area with suitable physical and biological conditions outside of the work area, according to a Rare Plant Relocation Plan to be prepared by the District or its contractor and reviewed and approved by CDFW. The Rare Plant Relocation Plan shall include the list of native species to replant in each location, a schedule for regular monitoring and weeding for a period of five years, and adaptive management criteria including additional monitoring, weeding, watering, or replanting, if success criteria for 70 percent relative native plant cover and no more than 15 percent invasive weed cover are not met after the five-year management period.	with CDFW, if required. • District and/or it's construction contractor prepare Rare Plant Relocation Plan, if required. • District and/or it's construction contractor transplant individual plants, if required. Timing: • Conduct survey 14 days prior to ground disturbance. • Rare Plant Relocation Plan approved by CDFW (if required) prior to prior to ground disturbance. • Transplant individual plants (if required) prior to ground disturbance.	the survey has been conducted. • Ground disturbance cannot start until the Rare Plant Relocation Plan is approved by CDFW (if required), and individual plants transplanted (if required).		
Impact BIO-2: If Project construction activities or removal and trimming of vegetation are scheduled at the Project site during the bird nesting season, nesting birds could be killed or injured, or could abandon their nests. **Mitigation Measure BIO-2: Protection of Nesting Birds:** For construction activities that occur between January 15 to September 15, preconstruction nesting bird surveys shall be conducted by a qualified biologist familiar with bird behavior and knowledgeable of nest types prior to and within 7 days of any initial ground-disturbance activities. Surveys shall be conducted on foot within all suitable nesting habitat within 250 feet for songbirds, and 500 feet for raptors, to the extent access is	Implementation Responsibility: • Preconstruction nesting bird surveys conducted by a qualified biologist. • Protective buffer established (and removed once nest inactive) by a qualified biologist. Timing: • For construction activities that occur between January 15 to	Monitoring Responsibility: • Qualified biologist Type: • Ground disturbance cannot start until the survey has been conducted and buffers established (if required).	Initials: _____ Date: _____	Initials: _____ Date: _____

Impact and Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility & Type	Implementation Responsibility	Verified Implementation
feasible. If active nests are identified at the time of the survey, a protective buffer will be established by a qualified biologist based on site conditions, such as whether the nest is in a line of sight of the construction and the sensitivity of the birds nesting. Recommended protective buffers are 250 feet for songbirds, and 500 to1,000 feet for raptors. These distances may be adjusted depending on the level of surrounding ambient activity (e.g., if the Project site is adjacent to a road) and if an obstruction is within line-of-sight between the nest and construction. Each exclusion zone will remain in place until the nest has successfully fledged or is otherwise inactive as determined by a qualified biologist. • Survey results shall be considered valid for 7 days from the survey date. Should ground disturbance commence later than 7 days from the survey date, surveys shall be repeated. If no nesting birds are encountered, then work may proceed as planned. • After commencement of work, if there is a period of no work activity of 7 days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity. If new nests are encountered, buffers shall be established. • Any birds that begin nesting amid construction activities shall be assumed to be habituated to construction-related noise and disturbance levels. In such cases, work exclusion zones shall be established by the qualified biologist.	September 15, conduct surveys prior to and within 7 days of any initial ground-disturbance activities. • Prior to ground-disturbance activities, establish buffers, if required. • Conduct an additional survey if ground disturbance commences later than 7 days from the survey date, or if there is a period of no work activity of 7 days or longer during the bird breeding season.			
Cultural Resources				
Impact CUL-1: The Project could cause a substantial adverse change in the significance of an archaeological resource. **Mitigation Measure CUL-1: Cultural Resources Awareness**	Implementation Responsibility: • Archaeologist meeting the SOI PQS for Archeology	Monitoring Responsibility: • Qualified archeologist. Type:	Initials: _____ Date: _____	Initials: _____

Impact and Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility & Type	Implementation Responsibility	Verified Implementation
Training: Before any ground-disturbing and/or construction activities, an archaeologist meeting or under the supervision of an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards (SOI PQS) for Archeology shall conduct a training program for all construction and field personnel involved in project-related ground disturbance prior to such personnel conducting any on-site activities. If a Native American tribe has expressed interest in the Project during tribal consultation, they shall be invited to participate in the training program. The training shall outline the general archaeological sensitivity of the area and the procedures to follow if an archaeological resource and/or human remains are inadvertently discovered during project-related activities.	(and a Native American tribe if requested) shall conduct a training program for all construction and field personnel involved in project-related ground disturbance. Timing: • Conduct training prior to ground disturbance.	• Ground disturbance cannot start until the training has been conducted.		Date: _____
Impact CUL-1: The Project could cause a substantial adverse change in the significance of an archaeological resource. **Mitigation Measure CUL-2: Inadvertent Discovery of Cultural Resources:** If pre contact or historic-era archaeological resources are encountered during Project implementation, all construction activities within 100 feet shall halt, and a qualified archaeologist, defined as an archaeologist meeting the U.S. Secretary of the Interior's Professional Qualification Standards for Archeology, shall inspect the find within 24 hours of discovery and notify North Coast County Water District (District) of their initial assessment. Pre-contact archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil ("midden") containing heat-affected rocks, artifacts, or shellfish remains; stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-era	Implementation Responsibility: • Archaeologist meeting the SOI PQS for Archeology shall inspect the find and report assessment to District. • District avoid resource if feasible. • If avoidance is not feasible, the District shall consult with appropriate Native American tribes to determine treatment measures. • District shall implement treatment measures. Timing: • Within 24 hours of discovery of pre contact or historic-era	Monitoring Responsibility: • Qualified archaeologist, District and/or it's construction contractor. Type: • Project implementation cannot continue until archaeologist has assessed find and treatment measures determined.	Initials: _____ Date: _____	Initials: _____ Date: _____

Impact and Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility & Type	Implementation Responsibility	Verified Implementation
materials might include building or structure footings and walls, and deposits of metal, glass, and/or ceramic refuse. If the District determines, based on recommendations from a qualified archaeologist and a Native American representative (if the resource is pre-contact and a tribal government has requested consultation), that the resource may qualify as a historical resource or unique archaeological resource (as defined in CEQA Guidelines Section 15064.5) or a tribal cultural resource (as defined in PRC Section 21080.3) or a historic property (for NHPA purposes), the resource shall be avoided, if feasible. Consistent with Section 15126.4(b)(3), this may be accomplished through 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, the District shall consult with appropriate Native American tribes (if the resource is pre-contact and a tribal government has requested consultation), and other appropriate interested parties to determine treatment measures to avoid, minimize, or mitigate any potential impacts to the resource pursuant to PRC Section 21083.2, and CEQA Guidelines Section 15126.4. This shall include documentation of the resource and may include data recovery (according to PRC Section 21083.2), if deemed appropriate, or other actions such as treating the resource with culturally appropriate dignity and protecting the cultural character and integrity of the resource (according to PRC Section 21084.3).	archaeological resources.			
Impact CUL-2: The Project could disturb human remains. **Mitigation Measure CUL-3: Inadvertent Discovery of Human Remains:** In the event of discovery or recognition of any human remains during construction activities, all such	Implementation Responsibility: • District and/or it's construction contractor stop work within 100 feet of the find	Monitoring Responsibility: • District and/or it's construction contractor. Type:	Initials: _____ Date: _____	Initials: _____ Date: _____

Impact and Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility & Type	Implementation Responsibility	Verified Implementation
activities within 100 feet of the find shall cease until the San Mateo County Coroner has been contacted to determine that no investigation of the cause of death is required. The NAHC shall be contacted within 24 hours if the Coroner determines that the remains are Native American. The NAHC shall then identify the person or persons it believes to be the most likely descendant from the deceased Native American, who, in turn, would make recommendations to USACE for the appropriate means of treating the human remains and any grave goods.	of human remains. • San Mateo County Coroner and NAHC contacted. Timing: • Within 24 hours.	• Project implementation cannot continue until County Coroner and NAHC have assessed find and treatment measures determined.		
Geology and Soils				
Impact GEO-1: Project construction activities could encounter previously undisturbed materials which could contain undiscovered paleontological resources. **Mitigation Measure GEO-1: Unanticipated Discoveries of Paleontological Resources: In the event of the unanticipate**d discovery of paleontological resources, the Applicant or its contractor shall immediately cease all work activities in the area (within approximately 100 feet) of the discovery until it can be assessed for significance by the Qualified Paleontologist. The Qualified Paleontologist shall assess the find, implement recovery and reporting measures, if necessary, and determine if paleontological monitoring is warranted once work resumes.	Implementation Responsibility: • District and/or it's construction contractor cease all work activities in the area (within approximately 100 feet) of the discovery. • Qualified Paleontologist shall assess the find and implement monitoring and reporting measures. Timing: • Immediately after discovery.	Monitoring Responsibility: • District and/or it's construction contractor. Type: • Project implementation cannot continue until Qualified Paleontologist assesses the find and treatment measures determined.	Initials: _____ Date: _____	Initials: _____ Date: _____
Tribal Cultural Resources				
Impact TCR-1: The Project could cause a substantial adverse change in the significance of a tribal cultural resource. **Mitigation Measures CUL-1, CUL-2, and CUL-3** (see Cultural Resources above).	See Cultural Resources above	See Cultural Resources above	Initials: _____ Date: _____	Initials: _____ Date: _____
Utilities and Service Systems				
Impact UT-1: The Project proposes to construct a new underground water line in an existing utility easement. **Mitigation Measure UT-1: Coordination with Utility**	Implementation Responsibility: • District shall coordinate with	Monitoring Responsibility: • District. Type:	Initials: _____ Date: _____	Initials: _____ Date: _____

Impact and Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility & Type	Implementation Responsibility	Verified Implementation
Providers and Develop Utility Avoidance Plan: Prior to start of construction, the District shall coordinate with appropriate utility providers to determine the location of utilities and incorporate into construction specifications the requirement that the contractor develop a plan to avoid utilities during construction. The Plan shall be approved by the District and submitted to the appropriate utility providers, to include but may not be limited to: sewer, gas, electricity, telephone, and cable. If it is determined that no utilities are present, additional avoidance measures shall not be needed.	appropriate utility providers. • Construction contractor develops a plan to avoid utilities during construction. • District approve the utilities avoidance plan and submit to appropriate utility providers. Timing: • Prior to the start of construction.	• Construction cannot commence until the utilities avoidance plan is developed and approved.		

Source:

North Coast County Water District, 2026. *Fassler Tank Replacement Project Initial Study/Mitigated Negative Declaration.* July 2026.

North Coast County Water District, 2026. *Responses to Comments Memorandum*. October 2026.