

EXHIBIT 'A'

ATTACHMENT 3

**MITIGATION MONITORING AND REPORTING PROGRAM FOR WAWONA APARTMENTS
STATE CLEARINGHOUSE NUMBER 2025100770
October 2025**

This mitigation measure monitoring and reporting checklist was prepared pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15097 and Section 21081.6 of the Public Resources Code (PRC). The timing of implementing each mitigation measure is identified in in the checklist, as well as identifies the entity responsible for verifying that the mitigation measures applied to a Project are performed. Project applicants are responsible for providing evidence that mitigation measures are implemented. As lead agency, the City of Manteca is responsible for verifying that mitigation is performed/completed.

Mitigation Measures	Party Responsible for Implementing Mitigation	Timing of Verification	Responsible for Monitoring Verification	Verification of Completion	
				Date	Initials
Biological Resources					
<i>Mitigation Measure BIO-1: Conduct a Preconstruction Survey for Burrowing Owl and Implement Avoidance Measures. A qualified biologist(s) knowledgeable of the species should conduct a focused, preconstruction survey during the peak breeding season for burrowing owls (15 April to 15 July) prior to the start of ground- disturbing activities for the project to determine if burrowing owls are present on the project site and within 250 feet where access allows. The survey should be conducted in substantial compliance with the California Burrowing Owl Consortium's Survey Protocol and Mitigation Guidelines (CBOC, 1997), San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP, 2000) survey methodologies, and/or other survey and mitigation protocols recommended by the</i>	Project Applicant	Prior to construction	City of Manteca		

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ATTACHMENT 3

<p><i>CDFW, to the extent feasible. All areas of suitable habitat proposed for ground disturbance will be surveyed. If burrowing owls are detected, buffers and mitigation per the Survey Protocol and Mitigation Guidelines will be implemented and the San Joaquin Council of Governments (SJCOG) shall be notified to initiate the Incidental Take process under the SJMSCP.</i></p> <p><i>If burrowing owl(s) are found to occupy the site and avoidance is not possible, a qualified biologist knowledgeable of the species should conduct burrow exclusion during the non-breeding season, before breeding behavior is exhibited and after the burrow is confirmed empty by site surveillance and/or scoping. Burrow closure should be implemented only where there are adjacent natural burrows and non-impacted sufficient habitat for burrowing owls to occupy with permanent protection mechanisms in place. Construction activities may proceed within buffer zones only with SJCOG and CDFW approval and with implementation of approved minimization measures. Ongoing surveillance should be conducted during any initial ground- disturbing activity or construction associated with each phase of project implementation to monitor colonization of the area by burrowing owls.</i></p>					
<p>Mitigation Measure BIO-2: <i>If Project activities must occur during the nesting season (February 1 to September 15), pre-activity nesting bird surveys shall be conducted within seven (7) days prior to the start of construction on the construction site and a 500-foot buffer for raptors and song sparrows.</i></p>	<p>Project Applicant</p>	<p>Prior to construction</p>	<p>City of Manteca</p>		

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ATTACHMENT 3

<ul style="list-style-type: none"> • <i>If no active nests are found, no further action is required. However, existing nests may become active, and new nests may be built at any time prior to and throughout the nesting season, including when construction activities are in progress.</i> • <i>If active nests are found during the survey or at any time during construction of the Project, an avoidance buffer ranging from 50 feet to 500 feet may be required, with the avoidance buffer from any specific nest being determined by a qualified biologist. The avoidance buffer will remain in place until the biologist has determined that the young are no longer reliant on adults or the nest. Work may occur within the avoidance buffer under the approval and guidance of the biologist, but full-time monitoring may be required. The biologist shall have the ability to stop construction if nesting adults show any sign of distress.</i> 					
<p>Mitigation Measure BIO-3: <i>A qualified biologist knowledgeable of the species should conduct a Swainson’s hawk survey of the Project Site and the surrounding 0.5-mile-radius area, in substantial compliance with the “Recommended Timing and Methodology for Swainson’s Hawk Nesting Surveys in California’s Central Valley” (Swainson’s Hawk Technical Advisory Committee 2000) during the normal bird breeding season (1 February through 15 September) prior to the start of any initial ground-disturbing activity</i></p>	<p>Project Applicant</p>	<p>Prior to construction</p>	<p>City of Manteca</p>		

or construction associated with each phase of project implementation, to the extent feasible. Additional pre-construction Swainson's hawk surveys should take place no more than 10 days prior to the start of ground-disturbing activities.

If active nests are detected:

- *The project applicant shall immediately notify the San Joaquin Council of Governments (SJCOG), the Implementing Entity of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), to initiate the Incidental Take process.*
- *Avoidance and minimization measures shall be prioritized under the SJMSCP guidelines, including:*
 - *Establishing a minimum 0.25-mile (1,320-foot) no-disturbance buffer around active nests.*
 - *If a reduced buffer is necessary, SJCOG and CDFW approval is required with implementation of noise and visual disturbance minimization measures.*
 - *Construction may proceed within the buffer only with written authorization from SJCOG and CDFW under the SJMSCP.*

To mitigate for the loss of Swainson's hawk foraging habitat, the project applicant should provide Habitat Management (HM) lands to the California Department of Fish and Wildlife (CDFW) based on the following ratios, if feasible:

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<ul style="list-style-type: none">▪ <i>If the project(s) is located within 1 mile of an active nest tree, the applicant should provide a minimum of 1 acre of HM lands for each 1 acre of urban development authorized.</i>▪ <i>If the project(s) is located within 5 miles of an active nest tree but greater than 1 mile from the nest tree, the applicant should provide a minimum of 0.75 acres of HM lands for each 1 acre of urban development authorized.</i>▪ <i>If the project(s) is located within 10 miles of an active nest tree but greater than 5 miles from the nest tree, the applicant should provide a minimum of 0.5 acres of HM lands for each 1 acre of urban development authorized.</i> <p><i>The project applicant should provide for the long-term management of the HM lands by funding a management endowment, the interest of which should be used for managing the HM lands. The rate per HM acre should be established through consultation with CDFW. In addition to fee title acquisition of grassland habitat, mitigation could occur by the purchase of conservation or suitable agricultural easements. Suitable agricultural easements would include areas limited to production of crops such as alfalfa, dry land and irrigated pasture, and cereal grain crops. Vineyards, orchards, cotton fields, and other dense vegetation do not provide adequate foraging habitat.</i></p>					
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Noise					
<i>Mitigation Measure NOI-1: Mechanical ventilation or air conditioning must be provided for all homes so that windows and doors can remain closed for sound insulation purposes.</i>	Project Applicant	Prior occupancy	City of Manteca		