City Ventures

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HABITAT CONSERVATION
PLANNING BRANCH

California Department of Fish & Wildlife
Habitat Conservation Planning Branch
Attention: CESA Permitting Program
Post Office Box 944209
Sacramento, CA 94244-2090

RE: Incidental Take Permit for the Grove Village Project, 2081-2018-045-03, Sonoma County

Enclosed you will find one original of the Incidental Take Permit for the above reference project, which has been signed by both parties. As per instructions provided on behalf of Mr. Gregg Erickson, I am sending this original copy to the office of CDFW Habitat Conservation Branch, CESA Permitting Program.

Sincerely,

Charity Wagner
Vice President of Development
charity@cityventures.com
(415) 730-6718

RECEIVED
MAR 14 2019
HABITAT CONSERVATION
PLANNING BRANCH

California Department of Fish and Wildlife
Bay Delta Region
2825 CORDELIA ROAD, SUITE 100
FAIRFIELD, CA 94534

California Endangered Species Act
Incidental Take Permit No. 2081-2018-045-03

GROVE VILLAGE PROJECT

Authority: This California Endangered Species Act (CESA) incidental take permit (ITP) is issued by the California Department of Fish and Wildlife (CDFW) pursuant to Fish and Game Code section 2081, subdivisions (b) and (c), and California Code of Regulations, Title 14, section 783.0 et seq. CESA prohibits the take[1] of any species of wildlife designated by the California Fish and Game Commission as an endangered, threatened, or candidate species.[2] CDFW may authorize the take of any such species by permit if the conditions set forth in Fish and Game Code section 2081, subdivisions (b) and (c) are met. (See Cal. Code Regs., tit. 14, § 783.4).

Permittee:	**Santa Rosa 5 INV, LLC**
Principal Officer:	**Charity Wagner**
Contact Person:	**Charity Wagner**
Mailing Address:	**444 Spear Street, Suite 200** **San Francisco, CA 94105**

Effective Date and Expiration Date of this ITP:
This ITP shall be executed in duplicate original form and shall become effective once a duplicate original is acknowledged by signature of the Permittee on the last page of this ITP and returned to CDFW's Habitat Conservation Planning Branch at the address listed in the Notices section of this ITP. Unless renewed by CDFW, this ITP's authorization to take the Covered Species shall expire on **December 31, 2023**.

Notwithstanding the expiration date on the take authorization provided by this ITP, Permittee's obligations pursuant to this ITP do not end until CDFW accepts as complete the Permittee's Final Mitigation Report required by Condition of Approval 6.11 of this ITP.

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[1] Pursuant to Fish and Game Code section 86, "'take' means hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." [See also *Environmental Protection Information Center v. California Department of Forestry and Fire Protection* (2008) 44 Cal.4th 459, 507 (for purposes of incidental take permitting under Fish and Game Code section 2081, subdivision (b), "'take' … means to catch, capture or kill")].

[2] "The definition of an endangered, threatened, and candidate species for purposes of CESA are found in Fish and Game Code sections 2062, 2067, and 2068, respectively.

Project Location:
The Grove Village Project (Project) is located immediately east of Stony Point Road and approximately 0.1 miles north of Bellevue Avenue, bound to the north by a high-density residential development and to the east by Elsie Allen High School, and within the City of Santa Rosa, Sonoma County. The Project footprint is 18.09 acres and encompasses Assessor Parcel Numbers 134-042-011, -017, -042, -043, and -048. The Project is located within Township 7N, Range 8W, Section 34 of the Santa Rosa U.S. Geological Survey 7.5-minute quadrangle map, Mt. Diablo meridian, and at an approximate latitude 38.404680 and longitude -122.738914 (Figure 1).

Project Description:
The Project includes the development of 18.09 acres of undeveloped land into a residential development including approximately 136 single-family homes, interior roadways, and a park (Project Area) (Figure 2). Project activities include grubbing and grading of the entire Project Area, trench digging, road construction, tree removal, and other activities. The Project will take approximately 20 months to complete.

Covered Species Subject to Take Authorization Provided by this ITP:

This ITP covers the following species:

Name	CESA Status
California tiger salamander (*Ambystoma californiense*)	Threatened [3]

This species and only this species is the "Covered Species" for the purposes of this ITP.

Impacts of the Taking on Covered Species:
Project activities and their resulting impacts are expected to result in the incidental take of individuals of the Covered Species. The activities described above expected to result in incidental take of individuals of the Covered Species include: preparing the construction work areas; mowing; disking; grading and contouring; excavating; trenching; filling in ponds; stockpiling of soil and materials; spoils disposal; constructing temporary access routes; preparing staging areas; operating heavy equipment; removing trees and vegetation; constructing roads and structures; vehicular movement; installing and maintaining Covered Species barrier fencing; capturing, handling, and relocating the Covered Species; and surveying for Covered Species (Collectively the Covered Activities).

Incidental take of individuals of the Covered Species in the form of mortality ("kill") may occur as a result of Covered Activities such as crushing of individuals during construction; entombing; cut and fill grading; road construction; vehicular access; installing vegetation; filling of ponds; collapsing of burrows; translocation; and entrapment in excavated pits, trenches, storm drains, or within construction materials. Incidental take of individuals of the Covered Species may also occur from the Covered Activities in the form of pursue, catch, capture, or attempt to do so of the Covered Species from surveying and relocating operations.

[3] See Cal. Code Regs. tit. 14 § 670.5, subd. (b)(3)(G).

The Project is expected to cause the permanent loss of 18.09 acres of habitat for the Covered Species. Impacts of the authorized taking also include adverse impacts to the Covered Species related to temporal losses, increased habitat fragmentation and edge effects, and the Project's incremental contribution to cumulative impacts (indirect impacts). These impacts include: stress resulting from noise and vibrations from tunneling and capture and relocation, and long-term effects due to increased pollution, displacement from preferred habitat, increased competition for food and space, and increased vulnerability to predation, capture and relocation.

Incidental Take Authorization of Covered Species:
This ITP authorizes incidental take of the Covered Species and only the Covered Species. With respect to incidental take of the Covered Species, CDFW authorizes the Permittee, its employees, contractors, and agents to take Covered Species incidentally in carrying out the Covered Activities, subject to the limitations described in this section and the Conditions of Approval identified below. This ITP does not authorize take of Covered Species from activities outside the scope of the Covered Activities, take of Covered Species outside of the Project Area, take of Covered Species resulting from violation of this ITP, or intentional take of Covered Species except for capture and relocation of Covered Species as authorized by this ITP.

Conditions of Approval:
Unless specified otherwise, the following measures apply to all Covered Activities within the Project Area, including areas used for vehicular ingress and egress, staging and parking, and noise and vibration generating activities that may cause take. CDFW's issuance of this ITP and Permittee's authorization to take the Covered Species are subject to Permittee's compliance with and implementation of the following Conditions of Approval:

1. **Legal Compliance:** Permittee shall comply with all applicable federal, state, and local laws in existence on the effective date of this ITP or adopted thereafter.

2. **CEQA Compliance:** Permittee shall implement and adhere to the mitigation measures related to the Covered Species in the Biological Resources section of the Mitigated Negative Declaration (SCH No.: 2016082054) adopted by the City of Santa Rosa on September 22, 2016 as lead agency for the Project pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.).

3. **ESA Compliance:** Permittee shall implement and adhere to the terms and conditions related to the Covered Species in the Grove Village Residential Project Biological Opinion (No. 2016-F-2340) for the Project pursuant to the Federal Endangered Species Act (ESA). For purposes of this ITP, where the terms and conditions for the Covered Species in the federal authorization are less protective of the Covered Species or otherwise conflict with this ITP, the conditions of approval set forth in this ITP shall control.

4. **ITP Time Frame Compliance:** Permittee shall fully implement and adhere to the conditions of this ITP within the time frames set forth below and as set forth in the Mitigation Monitoring and Reporting Program (MMRP), which is included as Attachment 1 to this ITP.

5. **General Provisions:**

5.1. Designated Representative. Before starting Covered Activities, Permittee shall designate a representative (Designated Representative) responsible for communications with CDFW and overseeing compliance with this ITP. Permittee shall notify CDFW in writing before starting Covered Activities of the Designated Representative's name, business address, and contact information, and shall notify CDFW in writing if a substitute Designated Representative is selected or identified at any time during the term of this ITP.

5.2. Designated Biologist. Permittee shall submit to CDFW in writing the name, qualifications, business address, and contact information of a Designated Biologist at least 30 days before starting Covered Activities. Permittee shall obtain CDFW approval of the Designated Biologist in writing before starting Covered Activities and shall also obtain approval in advance in writing if the Designated Biologist must be changed. More than one Designated Biologist may be necessary to monitor Covered Activities. Permittee shall ensure that the Designated Biologist is knowledgeable and experienced in the biology, natural history, and collecting and handling of the Covered Species. The Designated Biologist shall be responsible for monitoring Covered Activities to help minimize and fully mitigate or avoid the incidental take of individual Covered Species and to minimize disturbance of Covered Species' habitat.

5.3. Designated Biologist Authority. To ensure compliance with the Conditions of Approval of this ITP, the Designated Biologist shall have authority to immediately stop any activity that does not comply with this ITP, and/or to order any reasonable measure to avoid the unauthorized take of an individual of the Covered Species.

5.4. Education Program. Permittee shall conduct an education program for all persons employed or otherwise working in the Project Area before performing any work. The program shall consist of a presentation from the Designated Biologist that includes a discussion of the biology and general behavior of the Covered Species, information about the distribution and habitat needs of the Covered Species, sensitivity of the Covered Species to human activities, its status pursuant to CESA including legal protection, recovery efforts, penalties for violations and Project-specific protective measures described in this ITP. Permittee shall provide interpretation for non-English speaking workers, and the same instruction shall be provided to any new workers before they are authorized to perform work in the Project Area. Permittee shall prepare and distribute wallet-sized cards or a fact sheet handout containing this information for workers to carry in the Project Area. Upon completion of the program, employees shall sign a form stating they attended the program and understand all protection measures. This training shall be repeated at least once annually for long-term and/or permanent employees that will be conducting work in the Project Area.

5.5. Construction Monitoring Binder. The Designated Biologist shall maintain a construction monitoring binder on-site throughout the construction period, which shall include a copy of this ITP with attachments and a list of signatures of all personnel who have successfully completed the education program. Permittee shall ensure that a copy of the construction monitoring binder is available for review at the Project Area upon request by CDFW.

5.6. Delineation of Property Boundaries. Before starting Covered Activities, Permittee shall clearly delineate the boundaries of the Project Area with fencing, stakes, or flags. Permittee shall

restrict all Covered Activities to within the fenced, staked, or flagged areas. Permittee shall maintain all fencing, stakes, and flags until the completion of Covered Activities.

5.7. Delineation of Habitat. Permittee shall clearly delineate habitat of the Covered Species within the Project Area with posted signs, posting stakes, flags, and/or rope or cord, and place fencing as necessary to minimize the disturbance of Covered Species' habitat. These habitat delineation materials shall be placed just outside of or flush with the Covered Species temporary barrier described in Condition of Approval 7.4.

5.8. Project Access. Project-related personnel shall access the Project Area using existing routes and shall not cross Covered Species' habitat outside of or en route to the Project Area. Permittee shall restrict Project-related vehicle traffic to established roads, staging, and parking areas. Permittee shall ensure that vehicle speeds do not exceed 20 miles per hour to avoid Covered Species on or traversing the roads. If Permittee determines construction of routes for travel are necessary outside of the Project Area, the Designated Representative shall contact CDFW for written approval before carrying out such an activity. CDFW may require an amendment to this ITP, among other reasons, if additional take of Covered Species will occur as a result of the Project modification.

5.9. CDFW Access. Permittee shall provide CDFW staff with reasonable access to the Project and shall otherwise fully cooperate with CDFW efforts to verify compliance with or effectiveness of mitigation measures set forth in this ITP.

5.10. Staging Areas. Permittee shall confine all Project-related parking, storage areas, laydown sites, equipment storage, and any other surface-disturbing activities to the Project Area using, to the extent possible, previously disturbed areas. Additionally, Permittee shall not use or cross Covered Species' habitat outside of the marked Project Area unless provided for as described in Condition of Approval 5.8.

5.11. Hazardous Waste. Permittee shall immediately stop and, pursuant to pertinent state and federal statutes and regulations, arrange for repair and clean up by qualified individuals of any fuel or hazardous waste leaks or spills at the time of occurrence, or as soon as it is safe to do so. Permittee shall exclude the storage and handling of hazardous materials from the Project Area and shall properly contain and dispose of any unused or leftover hazardous products off-site.

5.12. Trash Abatement. Permittee shall initiate a trash abatement program before starting Covered Activities and shall continue the program for the duration of the Project. Permittee shall ensure that trash and food items are contained in animal-proof containers and removed at least once a week to avoid attracting opportunistic predators such as ravens, coyotes, and feral dogs. Permittee shall ensure that plastic bottles and bags are removed from the Project Area daily.

5.13. Dust Control. Permittee shall implement dust control measures during Covered Activities to facilitate visibility for monitoring of the Covered Species by the Designated Biologist. Permittee shall keep the amount of water used to the minimum amount needed and shall not allow water to form puddles.

5.14. Erosion Control Materials. Permittee shall prohibit use of erosion control materials potentially harmful to Covered Species and other species, such as monofilament netting (erosion control matting) or similar material, in potential Covered Species' habitat.

5.15. Firearms and Dogs. Permittee shall prohibit firearms and domestic dogs from the Project Area and site access routes during Covered Activities, except those in the possession of authorized security personnel or local, state, or federal law enforcement officials.

5.16. Refuse Removal. Upon completion of Covered Activities, Permittee shall remove from the Project Area and properly dispose of all temporary fill and construction refuse, including, but not limited to, broken equipment parts, wrapping material, cords, cables, wire, rope, strapping, twine, buckets, metal or plastic containers, and boxes.

5.17. Prevention of Spread of Invasive Species. Permittee shall conduct Project activities in a manner that prevents the introduction, transfer, and spread of invasive species, including plants, animals, and microbes (e.g., algae, fungi, parasites, bacteria, etc.), from one Project site and/or waterbody to another. Prevention BMPs and guidelines for invasive plants can be found on the Cal-IPC's website at: http://www.cal-ipc.org/ip/prevention/index.php and for invasive mussels and aquatic species can be found at the Stop Aquatic Hitchhikers website: http://www.protectyourwaters.net/.

6. Notification, Monitoring, and Reporting Provisions:

6.1. Geographic Information Systems Data Files. Before starting Covered Activities, the Permittee shall provide CDFW with separate Geographic Information Systems (GIS) data files for the temporary and permanent habitat impact areas authorized under this ITP for each Covered Species. If more than one Covered Species occurs in the same area, the Permittee shall provide one set of GIS data files for each species. If habitat for a Covered Species will be both temporarily and permanently impacted, the Permittee shall provide one set of GIS data files for each impact type. The Permittee shall provide any additional GIS data files for the Project or related Covered Species features within 30 days of CDFW's request. All GIS data files shall be provided in a format acceptable to CDFW.

6.2. Notification Before Commencement. The Designated Representative shall notify CDFW 14 calendar days before starting Covered Activities and shall document compliance with all pre-Project Conditions of Approval before starting Covered Activities.

6.3. Notification of Non-compliance. The Designated Representative shall immediately notify CDFW in writing if it determines that the Permittee is not in compliance with any Condition of Approval of this ITP, including but not limited to any actual or anticipated failure to implement measures within the time periods indicated in this ITP and/or the MMRP. The Designated Representative shall report any non-compliance with this ITP to CDFW within 24 hours.

6.4. Compliance Monitoring. The Designated Biologist shall be on-site daily when Covered Activities occur unless otherwise approved in writing by CDFW. The Designated Biologist shall conduct compliance inspections to (1) minimize incidental take of the Covered Species; (2) prevent unlawful take of species; (3) check for compliance with all measures of this ITP;

(4) check all exclusion zones; and (5) ensure that signs, stakes, and fencing are intact, and that Covered Activities are only occurring in the Project Area. The Designated Representative or Designated Biologist shall prepare daily written observation and inspection records summarizing: oversight activities and compliance inspections, observations of Covered Species and their sign, survey results, and monitoring activities required by this ITP. The Designated Biologist shall conduct compliance inspections a minimum of once per week during periods of inactivity.

6.5. Reporting of Habitat Impacts. Permittee shall monitor, calculate, and record in an electronic ledger the total amount of temporary and permanent impacts to Covered Species habitat and shall at a minimum account for these impacts based upon grassland and wetland habitat types. Upon request, the Permittee shall provide a copy of the ledger to the CDFW. To be considered a temporary impact, Permittee shall recontour and seed all temporary impact areas by October 31 of the year of the impact and the impacted area soils must be suitable to support small mammal burrows. Heavily compacted soil is not considered suitable. Additionally, these areas shall be made available to fossorial mammals and shall not be surrounded by fencing that limits access. Impacted areas that do not meet these requirements will be considered permanent impacts.

6.6. Notification of Take or Injury. Permittee shall immediately notify the Designated Biologist if a Covered Species is taken or injured by a Project-related activity, or if a Covered Species is otherwise found dead or injured within the vicinity of the Project. Injured Covered Species shall be evaluated and treated pursuant to Condition of Approval 7.8. The Designated Biologist or Designated Representative shall immediately provide initial notification to CDFW by calling the CDFW Representative at (707) 428-2092 and emailing Melanie.Day@wildlife.ca.gov. The initial notification to CDFW shall include information regarding the location, species, and number of animals taken or injured and the ITP Number. Following initial notification, Permittee shall send CDFW a written report within 24 hours of the discovery. The report shall include the date and time of the finding or incident, GPS location of the Covered Species, photographs of the location and the Covered Species, explanation as to cause of take or injury, and any other pertinent information.

If the Covered Species is found recently deceased, a 0.5-inch portion of the tail tip shall be removed and placed in a labeled tissue tube with 95 percent ethanol. The remaining carcass shall be immediately bagged, labeled, and preserved in a freezer. The label shall include time and date, GPS location, circumstances surrounding death (if known), and ITP tracking number. Tail specimens shall be delivered to CDFW Bay Delta Region, Attention: Marcia Grefsrud, 2825 Cordelia Road, Suite 100, Fairfield, CA 94534. The remaining carcasses shall be delivered to the CDFW Wildlife Investigations Lab, Attention: Deana Clifford, 1701 Nimbus Road Suite D, Rancho Cordova, CA 95670 within two calendar days of the discovery.

6.7. Notification of Non-Native Salamanders or Hybrids. The Designated Biologist shall immediately notify CDFW if a suspected barred tiger salamander (*Ambystoma tigrinum mavortium*) or California tiger salamander non-native salamander hybrid is found within the Project Area within 24 hours by calling the Regional Office at (707) 428-2002. CDFW and Permittee shall consult to determine measures to address non-native or hybrid populations.

6.8. Monthly Compliance Report. The Designated Representative or Designated Biologist shall compile the observation and inspection records identified in Conditions of Approval 6.3 and 6.4 into a Monthly Compliance Report and submit them to CDFW along with a copy of the MMRP table with notes showing the current implementation status of each mitigation measure. Monthly Compliance Reports shall also include an accounting of the number of acres that have been temporarily and permanently disturbed, and restored, within the Project Area both for the prior month and a total since ITP issuance, and estimate the expected number of acres to be disturbed in the successive month; a summary of all pre-activity surveys conducted; and the number of building pads, utility installations, pipelines, roads, and other ground disturbing activities authorized under the Covered Activities within the Project Area which occurred during the previous month. Monthly Compliance Reports shall be submitted to CDFW's Regional Office at the office listed in the Notices section of this ITP and via e-mail to CDFW's Regional Representative by the 5th working day of the following month. At the time of this ITP's approval, the CDFW Regional Representative Melanie Day, Senior Environmental Scientist (Specialist) (Melanie.Day@wildlife.ca.gov). CDFW may at any time increase or decrease the timing and number of compliance inspections and reports required under this provision depending upon the results of previous compliance inspections. If CDFW determines the reporting schedule must be changed, CDFW will notify Permittee in writing of the new reporting schedule.

6.9. Annual Status Report. Permittee shall provide CDFW with an Annual Status Report no later than January 31 of every year beginning with issuance of this ITP and continuing until CDFW accepts the Final Mitigation Report identified below. Each ASR shall include, at a minimum: (1) a summary of all Monthly Compliance Reports for that year identified in Condition of Approval 6.8; (2) a general description of the status of the Project Area and Covered Activities, including actual or projected completion dates, if known; (3) a copy of the table in the MMRP with notes showing the current implementation status of each mitigation measure; (4) an assessment of the effectiveness of each completed or partially completed mitigation measure in avoiding, minimizing and mitigating Project impacts; (5) all available information about Project-related incidental take of the Covered Species; (6) an accounting of the number of acres subject to both temporary and permanent disturbance, and restoration, both for the prior calendar year and a total since ITP issuance; and (7) information about other Project impacts on the Covered Species.

6.10. CNDDB Observations. The Designated Biologist shall submit all observations of Covered Species to CDFW's California Natural Diversity Database (CNDDB) within 60 calendar days of the observation and the Designated Biologist shall include copies of the submitted forms with the next Monthly Compliance Report or Annual Status Report, whichever is submitted first relative to the observation.

6.11. Final Mitigation Report. No later than 45 days after completion of all mitigation measures, Permittee shall provide CDFW with a Final Mitigation Report. The Designated Biologist shall prepare the Final Mitigation Report which shall include, at a minimum: (1) a summary of all Monthly Compliance Reports and all Annual Status Reports; (2) a copy of the table in the MMRP with notes showing when each of the mitigation measures was implemented; (3) all available information about Project-related incidental take of the Covered Species; (4) information about other Project impacts on the Covered Species; (5) beginning and ending

dates of Covered Activities; (6) an assessment of the effectiveness of this ITP's Conditions of Approval in minimizing and fully mitigating Project impacts of the taking on Covered Species; (7) recommendations on how mitigation measures might be changed to more effectively minimize take and mitigate the impacts of future projects on the Covered Species; and (8) any other pertinent information.

7. Take Minimization Measures:
The following requirements are intended to ensure the minimization of incidental take of Covered Species in the Project Area during Covered Activities. Permittee shall implement and adhere to the following conditions to minimize take of Covered Species:

7.1. Dry Season Work Restriction. The Permittee shall ensure that initial ground disturbing activities involving construction and heavy equipment use within Covered Species habitat (such as excavation, grading and contouring) are limited to the period from June 15 to October 15 (Dry Season).

If more time is needed to complete initial ground disturbing activities, the work period may be modified in writing on a week-by-week basis by a CDFW representative. Requests for a work period extension shall: 1) describe the extent of work already completed; 2) detail the activities that remain to be completed; 3) detail the time required to complete each of the remaining activities; 4) provide photographs of both the current work completed and the proposed site for continued work; and 5) include an assessment of additional biological impacts as a result of the work extension. An extension of the period may require an Amendment if addition impacts to Covered Species will occur.

7.2. Wet Weather Work Restriction. The Permittee or the Designated Biologist shall consult the 72-hour weather forecast from the National Weather Service (NWS) prior to the start of ground disturbing activities. Ground disturbing activities shall not begin unless a no precipitation forecast is obtained covering the entire Project Area and necessary erosion control measures are implemented. The Designated Biologist shall keep precipitation records on-site, and these records shall be subject to CDFW inspection.

- If a 40 percent or greater chance of rain is forecasted, then ground disturbing activities shall cease 24 hours prior to the forecasted rain, unless otherwise approved in writing by CDFW.
- If ground-disturbing activities are approved by CDFW as described above, the Designated Biologist shall survey the work area before construction begins each day rain is forecast. If rain exceeds 0.25 inches during a 24-hour period, ground-disturbing activities shall cease.
- Twenty-four hours after the rain ceases and once there is no precipitation in the 24-hour forecast, ground disturbing activities may continue.

7.3. Time of Day Work Restriction. Permittee shall terminate all Covered Activities 30 minutes before sunset and shall not resume Covered Activities until 30 minutes after sunrise during the

Covered Species migration/active season from October 16 to June 14. The Permittee shall use sunrise and sunset times established by the U.S. Naval Observatory Astronomical Applications Department for determining when Covered Activities shall terminate and resume.

7.4. Covered Species Temporary Barrier. Permittee shall provide a Covered Species Temporary Barrier Plan a minimum of 30 days prior to commencing Covered Activities for approval in writing by CDFW. Prior to any ground disturbing Covered Activities and under the direct supervision of the Designated Biologist, Permittee shall install a temporary barrier to prevent the Covered Species from dispersing into the Project Area, unless otherwise approved in writing by CDFW. The barrier shall be designed to allow Covered Species to leave the Project Area using a one-way funnel at 100-foot intervals along the barrier or other method approved in writing by CDFW. The barrier shall remain in place until Covered Activities are completed, including during periods of inactivity. The Permittee shall maintain and repair the barrier immediately to ensure that it is functional and without defects. Permittee shall provide refuge opportunities, such as coverboards (2-foot x 2-foot plywood), along both sides at 100-foot intervals on each side, and a climbing barrier at the top of the temporary barrier. The Designated Biologist shall check temporary Covered Species barriers and refuge areas daily during Covered Activities and before, during, and following storm events or periods of 70 percent or greater humidity, and weekly, during periods of inactivity. Animals found within the interior of the barrier shall be relocated outside of the barrier as described in the Covered Species Relocation Plan (see Condition of Approval 7.6).

7.5. Covered Species Permanent Barrier. Permittee shall provide a Covered Species Permanent Barrier Plan a minimum of 30 days prior to commencing Covered Activities for approval in writing by CDFW. The Permittee shall install a permanent 12-inch high impenetrable barrier between the impacted area and adjacent Covered Species habitat. The permanent barrier shall be installed after grading and stabilizing activities have been completed and prior to construction of residential, commercial, or other development unless otherwise approved in writing by CDFW. Permittee shall design the barrier to prevent Covered Species from climbing over it or under it through burrows or cracks. The Permittee shall ensure the permanent barrier is monitored and maintained. The barrier shall be inspected annually prior to October 1 and all damages to the barrier shall be repaired immediately. Permittee shall ensure that permanent barriers installed between fully developed areas and Covered Species habitat are maintained in perpetuity.

7.6. Covered Species Relocation Plan. The Permittee shall submit a Covered Species Relocation Plan (Relocation Plan) a minimum of 30 days prior to the commencement of Covered Activities for approval in writing by CDFW. The Designated Biologist shall follow this Relocation Plan to install the Covered Species temporary barrier (see Condition of Approval 7.4), install the pitfall traps, cover boards, and drift fence arrays, check pitfall traps according to the rainfall-dependent schedule, and relocate captured Covered Species adults, juveniles, and larva to a suitable site.

7.7. Atypical Dens and Burrows. Permittee shall ensure that all construction pipes, culverts, or similar structures that are stored in the Project Area for one or more overnight periods are either securely capped prior to storage or thoroughly inspected by the Designated Biologist before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a

Covered Species is discovered inside a pipe by the Designated Biologist or anyone else, the Designated Biologist shall move the animal to a safe nearby location per the Covered Species Relocation Plan described in Condition of Approval 7.6.

7.8. Covered Species Handling and Injury. The Covered Species shall be handled and assessed according to the Restraint and Handling of Live Amphibians USGS, National Wildlife Health Center (D. Earl Greene, ARMI SOP NO. 100; 16 February 2001) (Attachment 2). If an injured Covered Species is found during the project term, the individual shall be evaluated by the Designated Biologist who shall then immediately contact the CDFW Regional Representative, via email and telephone, to discuss the next steps pursuant to Condition of Approval 6.6. If the CDFW Regional Representative cannot be contacted immediately, the injured salamander shall be placed in a shaded container and kept moist. If the CDFW Regional Representative is not available or has not responded within 2 hours of initial attempts, then the following steps shall be taken by the Designated Biologist:

7.8.1 If the injury is minor or healing and the salamander is likely to survive, the salamander shall be released immediately in accordance with the Condition of Approval 7.6.

7.8.2 If it is determined that the Covered Species has major or serious injuries as a result of Project-related activities the Designated Biologist shall immediately take it to the Lindsay Wildlife Museum or another CDFW approved facility. If taken into captivity the individual shall remain in captivity and not be released into the wild unless it has been kept in quarantine and the release is authorized by the CDFW and Service. Permittee shall bear any costs associated with the care or treatment of such injured Covered Species. The circumstances of the injury, the procedure followed and the final disposition of the injured animal shall be documented in a written incident report as described in Condition of Approval 6.6.

7.9. Personnel Restriction. Permittee shall ensure that all construction activities and personnel, including subcontractors, are restricted to the active construction area surrounded by the Covered Species temporary barrier and public roads.

7.10. Pre-Construction Surveys. The Designated Biologist shall complete walking surveys of the Project Area prior to any initial ground disturbing activity and shall follow earthmoving equipment to look for Covered Species during initial site grading and other ground disturbing activities. Areas to be surveyed shall include suitable habitat features for the Covered Species such as aquatic and upland areas as well as under woody or other debris. Pre-construction surveys shall be conducted in conjunction with Covered Species temporary barrier installation. If a Covered Species is discovered, the Designated Biologist shall move the animal to a safe nearby location (e.g. mouth of ground-squirrel burrow outside of the construction area) and monitor it until it is determined that the animal is not imperiled by predators or other dangers (see Condition of Approval 7.6).

7.11. Trench Escape and Inspection. The Designated Biologist shall inspect all open holes, sumps, and trenches within the Project Area at the beginning of each working day for trapped animals. To prevent inadvertent entrapment of Covered Species, the Designated Biologist shall oversee the covering of all trenches, holes, sumps, or other excavations with

a greater than 1:1 (45 degree) slope of any depth with barrier material at the close of each working day such that Covered Species are unable to dig or squeeze under the barrier and become entrapped. The outer two feet of excavation cover shall conform to solid ground so that gaps do not occur between the cover and the ground and secured with soil staples or similar means to prevent gaps.

Each morning prior to beginning Covered Activities and immediately before trenches, holes, sumps, or other excavations are back-filled, the Designated Biologist shall thoroughly inspect them for Covered Species. Trenches, holes, sumps, or other excavations that are covered long-term shall be inspected at the beginning of each working day to ensure inadvertent entrapment has not occurred. Permittee shall cease all Covered Activities in the vicinity and notify the Designated Biologist immediately if any worker discovers that Covered Species have become trapped. If at any time a trapped Covered Species is discovered by the Designated Biologist or anyone else, the Designated Biologist shall capture and relocate the animal to a safe nearby location per the Covered Species Relocation Plan described in Condition of Approval 7.6.

7.11.1 If the open holes, sumps, trenches or excavations cannot be covered, then a Covered Species temporary barrier shall be installed around any trenches, holes, sumps, or other excavations to prevent Covered Species from becoming trapped. Refuge opportunities, such as coverboards shall be provided on the outside perimeter of the barrier.

7.12. Burrow Protection. The Designated Biologist shall mark for avoidance all small mammal burrows with flagging at the limits of access areas, including vehicle routes, and staging areas.

7.13. Spoil Pile Stabilization. The Permittee shall stabilize active and non-active spoil piles located within undeveloped lands with native grass hydro-seed, erosion control fabric, straw, or other biodegradable material by October 15 of each year of the Project. Plastic and other synthetic materials shall not be used. Fiber rolls and a Covered Species temporary barrier shall be placed around the perimeter of non-active spoil piles, and slope breaks shall be utilized on the slopes of non-active spoil piles. Active spoil piles shall be covered/stabilized adequately when rainy conditions are evident (see Condition of Approval 7.2) or at any time when spoil material could enter Covered Species terrestrial or aquatic habitat.

7.14. Pesticides Prohibited. Permittee shall ensure that rodenticides or other poisons used in the control of fossorial (burrow-dwelling) mammals, and herbicides, are not used within the Project Area during the term of this ITP unless otherwise approved in writing by CDFW.

7.15. Urban/Suburban Storm Drain Designs. Permittee shall ensure that no grated drop inlets or other types of storm drain infrastructure shall be constructed without first obtaining approval in writing from CDFW confirming that the infrastructure incorporates design elements to avoid and reduce impacts to Covered Species.

8. Habitat Management Land Acquisition:

CDFW has determined that permanent protection and perpetual management of compensatory habitat is necessary and required pursuant to CESA to fully mitigate Project-related impacts of the taking on the Covered Species that will result with implementation of the Covered Activities.

This determination is based on factors including an assessment of the importance of the habitat in the Project Area, the extent to which the Covered Activities will impact the habitat, and CDFW's estimate of the acreage required to provide for adequate compensation.

To meet this requirement, the Permittee shall either purchase 37 acres of Covered Species credits from a CDFW-approved mitigation or conservation bank (Condition of Approval 8.2) OR shall provide for both the permanent protection and management of 37 acres of Habitat Management (HM) lands pursuant to Condition of Approval 8.3 below and the calculation and deposit of the management funds pursuant to Condition of Approval 9.4 below. Permanent protection and funding for perpetual management of compensatory habitat must be complete before starting Covered Activities, or within 18 months of the effective date of this ITP if Security is provided pursuant to Condition of Approval 9 below for all uncompleted obligations.

8.1. Cost Estimates. CDFW has estimated the cost of acquisition, protection, and perpetual management of the HM lands as follows:

8.1.1 Land acquisition costs for HM lands identified in Condition of Approval 8.3 below, estimated at $85,816.13/acre for 36.18 acres: **$3,104,827**. Land acquisitions costs are estimated using local fair market current value for lands with habitat values meeting mitigation requirements;

8.1.2 Start-up costs for HM lands, including initial site protection and enhancement costs as described in Condition of Approval 8.3.5 below, estimated at **$37,090**;

8.1.3 Contingency security funding as described in Condition of Approval 8.3.6 estimated at **$3,709**;

8.1.4 Interim management period funding as described in Condition of Approval 8.3.6 below, estimated at **$58,465**;

8.1.5 Long-term management funding as described in Condition of Approval 8.4 below, estimated at $4,909.13/acre for 36.18 acres: **$177,612**. Long-term management funding is estimated initially for the purpose of providing Security to ensure implementation of HM lands management.

8.1.6 Credits at a conservation or mitigation bank, estimated at $195,000/acre for 0.82 acres: **$159,900**.

8.1.7 Related transaction fees including but not limited to account set-up fees, administrative fees, title and documentation review and related title transactions, expenses incurred from other state agency reviews, and overhead related to transfer of HM lands to CDFW as described in Condition of Approval 8.5, estimated at **$3,000**.

8.2. Covered Species Credits. Permittee shall purchase 37 acres of Covered Species credits from a CDFW-approved mitigation or conservation bank prior to initiating Covered Activities, or no later than 18 months from the issuance of this ITP if Security is provided pursuant to Condition of Approval 9 below.

OR:

8.3. Habitat Acquisition and Protection. To provide for the acquisition and perpetual protection and management of the HM lands, the Permittee shall:

8.3.1 Fee Title/Conservation Easement. Transfer fee title to the HM lands to CDFW pursuant to terms approved in writing by CDFW. Alternatively, CDFW, in its sole discretion, may authorize a governmental entity, special district, non-profit organization, for-profit entity, person, or another entity to hold title to and manage the property provided that the district, organization, entity, or person meets the requirements of Government Code sections 65965-65968, as amended. If CDFW does not hold fee title to the HM lands, CDFW shall act as grantee for a conservation easement over the HM lands or shall, in its sole discretion, approve a non-profit entity, public agency, or Native American tribe to act as grantee for a conservation easement over the HM lands provided that the entity, agency, or tribe meets the requirements of Civil Code section 815.3. If CDFW does not hold the conservation easement, CDFW shall be expressly named in the conservation easement as a third-party beneficiary. The Permittee shall obtain CDFW written approval of any conservation easement before its execution or recordation. No conservation easement shall be approved by CDFW unless it complies with Government Code sections 65965-65968, as amended and includes provisions expressly addressing Government Code sections 65966, subdivision (j) and 65967, subdivision (e);

8.3.2 HM Lands Approval. Obtain CDFW written approval of the HM lands before acquisition and/or transfer of the land by submitting, at least three months before acquisition and/or transfer of the HM lands, a formal Proposed Lands for Acquisition Form (see Attachment 3A) identifying the land to be purchased or property interest conveyed to an approved entity as mitigation for the Project's impacts on Covered Species;

8.3.3 HM Lands Documentation. Provide a recent preliminary title report, initial hazardous materials survey report, and other necessary documents (see Attachment 3B). All documents conveying the HM lands and all conditions of title are subject to the approval of CDFW, and if applicable, the Wildlife Conservation Board and the Department of General Services;

8.3.4 Land Manager. Designate both an interim and long-term land manager approved by CDFW. The interim and long-term land managers may, but need not, be the same. The interim and/or long-term land managers may be the landowner or another party. Documents related to land management shall identify both the interim and long-term land managers. Permittee shall notify CDFW of any subsequent changes in the land manager within 30 days of the change. If CDFW will hold fee title to the mitigation land, CDFW will also act as both the interim and long-term land manager unless otherwise specified.

8.3.5 Start-up Activities. Provide for the implementation of start-up activities, including the initial site protection and enhancement of HM lands, once the HM lands have been approved in writing by CDFW. Start-up activities include, at a minimum: (1) preparing a Development and Restoration Plan for CDFW written approval; (2) preparing an Interim

Management Plan for CDFW written approval; (3) preparing a Long-Term Management Plan for CDFW written approval (see https://www.wildlife.ca.gov/Conservation/Planning/Banking); (4) conducting a baseline biological assessment including Covered Species surveys and land survey report within four months of recording or transfer; (5) developing and transferring GIS data if applicable; (6) establishing initial fencing; (7) conducting litter removal; (8) conducting initial habitat restoration or enhancement, if applicable; and (9) installing signage;

8.3.6 Contingency. Provide for any necessary remedial action and guarantee that the performance measures as described in the development and restoration plan and interim management plan described in Condition 8.3.5 have been achieved;

8.3.7 Interim Management (Initial and Capital). Provide for the interim management of the HM lands. The Permittee shall ensure that the interim land manager implements the interim management of the HM lands as described in the final management plan and conservation easement approved by CDFW. The interim management period shall be a minimum of five years from the date of HM land acquisition and protection and full funding of the Endowment and includes expected management following start-up activities. Interim management period activities described in the final management plan shall include fence repair, continuing trash removal, site monitoring, and vegetation and invasive species management. Permittee shall either (1) provide a security to CDFW for the minimum of five years of interim management that the land owner, Permittee, or land manager agrees to manage and pay for at their own expense, (2) establish an escrow account with written instructions approved in advance in writing by CDFW to pay the land manager annually in advance, or (3) establish a short-term enhancement account with CDFW or a CDFW-approved entity for payment to the land manager. Permittee shall provide for the interim management of HM Lands beyond five years if necessary to achieve success criteria.

8.4. Endowment Fund. If the Permittee will permanently protect and perpetually manage compensatory habitat as described in Condition of Approval 8.3, The Permittee shall ensure that the HM lands are perpetually managed, maintained, and monitored by the long-term land manager as described in this ITP, the conservation easement, and the final management plan approved by CDFW. After obtaining CDFW approval of the HM lands, Permittee shall provide long-term management funding for the perpetual management of the HM lands by establishing a long-term management fund (Endowment). The Endowment is a sum of money, held in a CDFW-approved fund that provides funds for the perpetual management, maintenance, monitoring, and other activities on the HM lands consistent with the management plan(s) required by Condition of Approval 8.3.5. Endowment as used in this ITP shall refer to the endowment deposit and all interest, dividends, other earnings, additions and appreciation thereon. The Endowment shall be governed by this ITP, Government Code sections 65965-65968, as amended, and Probate Code sections 18501-18510, as amended.

After the interim management period, Permittee shall ensure that the designated long-term land manager implements the management and monitoring of the HM lands according to the final management plan. The long-term land manager shall be obligated to manage and monitor the HM lands in perpetuity to preserve their conservation values in accordance with

this ITP, the conservation easement, and the final management plan. Such activities shall be funded through the Endowment.

8.4.1 Identify an Endowment Manager. The Endowment shall be held by the Endowment Manager, which shall be either CDFW or another entity qualified pursuant to Government Code sections 65965-65968, as amended. Permittee shall submit to CDFW a written proposal that includes: (i) the name of the proposed Endowment Manager; (ii) whether the proposed Endowment Manager is a governmental entity, special district, nonprofit organization, community foundation, or congressionally chartered foundation; (iii) whether the proposed Endowment Manager holds the property or an interest in the property for conservation purposes as required by Government Code section 65968, subdivision (b)(1) or, in the alternative, the basis for finding that the Project qualifies for an exception pursuant to Government Code section 65968, subdivision (b)(2); and (iv) a copy of the proposed Endowment Manager's certification pursuant to Government Code section 65968, subdivision (e). Within thirty days of CDFW's receipt of Permittee's written proposal, CDFW shall inform Permittee in writing if it determines the proposal does not satisfy the requirements of Fish and Game Code section 2081, subdivision (b)(4) and, if so, shall provide Permittee with a written explanation of the reasons for its determination. If CDFW does not provide Permittee with a written determination within the thirty-day period, the proposal shall be deemed consistent with Section 2081, subdivision (b)(4).;

8.4.2 Calculate the Endowment Funds Deposit. After obtaining CDFW written approval of the HM lands, long-term management plan, and Endowment Manager, Permittee shall prepare a Property Analysis Record (PAR) or PAR-equivalent analysis (hereinafter "PAR") to calculate the amount of funding necessary to ensure the long-term management of the HM lands (Endowment Deposit Amount). The Permittee shall submit to CDFW for review and approval the results of the PAR before transferring funds to the Endowment Manager.

8.4.2.1 Capitalization Rate and Fees. Permittee shall obtain the capitalization rate from the selected Endowment Manager for use in calculating the PAR and adjust for any additional administrative, periodic, or annual fees.

8.4.2.2 Endowment Buffers/Assumptions. Permittee shall include in PAR assumptions the following buffers for endowment establishment and use that will substantially ensure long-term viability and security of the Endowment:

8.4.2.3 10 Percent Contingency. A 10 percent contingency shall be added to each endowment calculation to hedge against underestimation of the fund, unanticipated expenditures, inflation, or catastrophic events.

8.4.2.3.1 Three Years Delayed Spending. The endowment shall be established assuming spending will not occur for the first three years after full funding.

8.4.2.3.2 Non-annualized Expenses. For all large capital expenses to occur periodically but not annually such as fence replacement or well

replacement, payments shall be withheld from the annual disbursement until the year of anticipated need or upon request to Endowment Manager and CDFW.

8.4.3 Transfer Long-term Endowment Funds. Permittee shall transfer the long-term endowment funds to the Endowment Manager upon CDFW approval of the Endowment Deposit Amount identified above. The approved Endowment Manager may pool the Endowment with other endowments for the operation, management, and protection of HM lands for local populations of the Covered Species but shall maintain separate accounting for each Endowment. The Endowment Manager shall, at all times, hold and manage the Endowment in compliance with this ITP, Government Code sections 65965-65968, as amended, and Probate Code sections 18501-18510, as amended.

8.5 Reimburse CDFW. Permittee shall reimburse CDFW for all reasonable expenses incurred by CDFW such as transaction fees, account set-up fees, administrative fees, title and documentation review and related title transactions, expenses incurred from other state agency reviews, and overhead related to transfer of HM lands to CDFW.

9. Performance Security

The Permittee may proceed with Covered Activities only after the Permittee has ensured funding (Security) to complete any activity required by Condition of Approval 8 that has not been completed before Covered Activities begin. Permittee shall provide Security as follows:

9.1. Security Amount. The Security shall be in the amount of **$3,544,603**. This amount is based on the cost estimates identified in Condition of Approval 8.1 above.

9.2. Security Form. The Security shall be in the form of an irrevocable letter of credit (see Attachment 4) or another form of Security approved in advance in writing by CDFW's Office of the General Counsel.

9.3. Security Timeline. The Security shall be provided to CDFW no less than 30 days before Covered Activities begin.

9.4. Security Holder. The Security shall be held by CDFW or in a manner approved in advance in writing by CDFW.

9.5. Security Transmittal. If CDFW holds the Security, Permittee shall transmit it to CDFW with a completed Mitigation Payment Transmittal Form (see Attachment 5) or by way of an approved instrument such as escrow, irrevocable letter of credit, or other.

9.6. Security Drawing. The Security shall allow CDFW to draw on the principal sum if CDFW, in its sole discretion, determines that the Permittee has failed to comply with the Conditions of Approval of this ITP.

9.7. Security Release. The Security (or any portion of the Security then remaining) shall be released to the Permittee after CDFW has conducted an on-site inspection and received confirmation that all secured requirements have been satisfied, as evidenced by:

- Written documentation of the acquisition of the HM lands;
- Copies of all executed and recorded conservation easements;
- Written confirmation from the approved Endowment Manager of its receipt of the full Endowment; and
- Timely submission of all required reports.

Or if Covered Species credits are purchased:

- Receipt of executed copies of Bill(s) of Sale;
- Receipt of executed copies of Payment Receipt(s); and
- Timely submission of all required reports.

Even if Security is provided, the Permittee must complete the required acquisition, protection and transfer of all HM lands and record any required conservation easements no later than 18 months from the effective date of this ITP. CDFW may require the Permittee to provide additional HM lands and/or additional funding to ensure the impacts of the taking are minimized and fully mitigated, as required by law, if the Permittee does not complete these requirements within the specified timeframe.

Amendment:
This ITP may be amended as provided by California Code of Regulations, Title 14, section 783.6, subdivision (c), and other applicable law. This ITP may be amended without the concurrence of the Permittee as required by law, including if CDFW determines that continued implementation of the Project as authorized under this ITP would jeopardize the continued existence of the Covered Species or where Project changes or changed biological conditions necessitate an ITP amendment to ensure that all Project-related impacts of the taking to the Covered Species are minimized and fully mitigated.

Stop-Work Order:
CDFW may issue Permittee a written stop-work order requiring Permittee to suspend any Covered Activity for an initial period of up to 25 days to prevent or remedy a violation of this ITP, including but not limited to the failure to comply with reporting or monitoring obligations, or to prevent the unauthorized take of any CESA endangered, threatened, or candidate species. Permittee shall stop work immediately as directed by CDFW upon receipt of any such stop-work order. Upon written notice to Permittee, CDFW may extend any stop-work order issued to Permittee for a period not to exceed 25 additional days. Suspension and revocation of this ITP shall be governed by California Code of Regulations, Title 14, section 783.7, and any other applicable law. Neither the Designated Biologist nor CDFW shall be liable for any costs incurred in complying with stop-work orders.

Compliance with Other Laws:
This ITP sets forth CDFW's requirements for the Permittee to implement the Project pursuant to CESA. This ITP does not necessarily create an entitlement to proceed with the Project. Permittee is responsible for complying with all other applicable federal, state, and local law.

Notices:
The Permittee shall deliver a fully executed duplicate original ITP by registered first class mail or overnight delivery to the following address:

Habitat Conservation Planning Branch
California Department of Fish and Wildlife
Attention: CESA Permitting Program
Post Office Box 944209
Sacramento, CA 94244-2090

Written notices, reports and other communications relating to this ITP shall be delivered to CDFW by registered first class mail at the following address, or at addresses CDFW may subsequently provide the Permittee. Notices, reports, and other communications shall reference the Project name, Permittee, and ITP Number (2081-2018-045-03) in a cover letter and on any other associated documents.

Original cover with attachment(s) to:

Gregg Erickson, Regional Manager
California Department of Fish and Wildlife – Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
Telephone (707) 428-2037

and a copy to:

California Department of Fish and Wildlife
Habitat Conservation Planning Branch
Attention: CESA Permitting Program
Post Office Box 944209
Sacramento, CA 94244-2090

Unless Permittee is notified otherwise, CDFW's Regional Representative for purposes of addressing issues that arise during implementation of this ITP is:

Melanie Day
California Department of Fish and Wildlife – Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
Telephone (707) 428-2092

Compliance with CEQA:
CDFW's issuance of this ITP is subject to CEQA. CDFW is a responsible agency pursuant to CEQA with respect to this ITP because of prior environmental review of the Project by the lead agency, City of Santa Rosa. (See generally Pub. Resources Code, §§ 21067 & 21069.) The lead agency's prior environmental review of the Project is set forth in the Grove Village Project Mitigated Negative Declaration, (SCH No.: 2016082054) dated August 19, 2016 that the City of Santa Rosa adopted for the Grove Village Project on September 22, 2016. At the time the lead agency adopted the Mitigated Negative Declaration and approved the Project, it also adopted various mitigation measures for the Covered Species as conditions of Project approval.

This ITP, along with CDFW's related CEQA findings, which are available as a separate document, provide evidence of CDFW's consideration of the lead agency's Mitigated Negative Declaration for the Project and the environmental effects related to issuance of this ITP [CEQA Guidelines, § 15096, subd. (f)]. CDFW finds that issuance of this ITP will not result in any previously undisclosed potentially significant effects on the environment or a substantial increase in the severity of any potentially significant environmental effects previously disclosed by the lead agency. Furthermore, to the extent the potential for such effects exists, CDFW finds adherence to and implementation of the Conditions of Project Approval adopted by the lead agency, and that adherence to and implementation of the Conditions of Approval imposed by CDFW through the issuance of this ITP, will avoid or reduce to below a level of significance any such potential effects. CDFW consequently finds that issuance of this ITP will not result in any significant, adverse impacts on the environment.

Findings Pursuant to CESA:
These findings are intended to document CDFW's compliance with the specific findings requirements set forth in CESA and related regulations. [Fish and Game Code § 2081, subs. (b)-(c); Cal. Code Regs., tit. 14, §§ 783.4, subds, (a)-(b), 783.5, subd. (c)(2)].

CDFW finds based on substantial evidence in the ITP application, Grove Village Project Mitigated Negative Declaration, the results of site visits and consultations, and the administrative record of proceedings, that issuance of this ITP complies and is consistent with the criteria governing the issuance of ITPs pursuant to CESA:

(1) Take of Covered Species as defined in this ITP will be incidental to the otherwise lawful activities covered under this ITP;

(2) Impacts of the taking on Covered Species will be minimized and fully mitigated through the implementation of measures required by this ITP and as described in the MMRP. Measures include: (1) permanent habitat protection; (2) establishment of avoidance zones; (3) worker education; and (4) Monthly Compliance Reports. CDFW evaluated factors including an assessment of the importance of the habitat in the Project Area, the extent to which the Covered Activities will impact the habitat, and CDFW's estimate of the acreage required to provide for adequate compensation. Based on this evaluation, CDFW determined that the protection and management in perpetuity of 37 acres of compensatory habitat that is contiguous with other protected Covered Species habitat and/or is of higher quality than the habitat being destroyed by the Project, along with the minimization, monitoring, reporting, and funding requirements of this ITP minimizes and fully mitigates the impacts of the taking caused by the Project;

(3) The take avoidance and mitigation measures required pursuant to the conditions of this ITP and its attachments are roughly proportional in extent to the impacts of the taking authorized by this ITP;

(4) The measures required by this ITP maintain Permittee's objectives to the greatest extent possible;

(5) All required measures are capable of successful implementation;

(6) Permittee has ensured adequate funding to implement the measures required by this ITP as well as for monitoring compliance with, and the effectiveness of, those measures for the Project; and

(7) Issuance of this ITP will not jeopardize the continued existence of the Covered Species based on the best scientific and other information reasonably available, and this finding includes consideration of the species' capability to survive and reproduce, and any adverse impacts of the taking on those abilities in light of (1) known population trends; (2) known threats to the species; and (3) reasonably foreseeable impacts on the species from other related projects and activities. Moreover, CDFW's finding is based, in part, on CDFW's express authority to amend the terms and conditions of this ITP without concurrence of the Permittee as necessary to avoid jeopardy and as required by law.

Attachments:

FIGURE 1	Project Location Map
FIGURE 2	Project Area Map
ATTACHMENT 1	Mitigation Monitoring and Reporting Program
ATTACHMENT 2	Covered Species Handling
ATTACHMENT 3A, 3B	Habitat Management Lands Checklist; Proposed Lands for Acquisition Form
ATTACHMENT 4	Letter of Credit Form
ATTACHMENT 5	Mitigation Payment Transmittal Form

ISSUED BY THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

on 2-14-19.

Gregg Erickson, Regional Manager
Bay Delta Region

ACKNOWLEDGMENT

The undersigned: (1) warrants that he or she is acting as a duly authorized representative of the Permittee, (2) acknowledges receipt of this ITP, and (3) agrees on behalf of the Permittee to comply with all terms and conditions

By: _____ Date: 3.5.2019

Printed Name: Charity Wagner Title: VP of Development

Charity Wagner

VP of Development

3.5.2019

Figure 1

12
Hearn Avenue
US
101
Bellevue Avenue
Stony Point Road

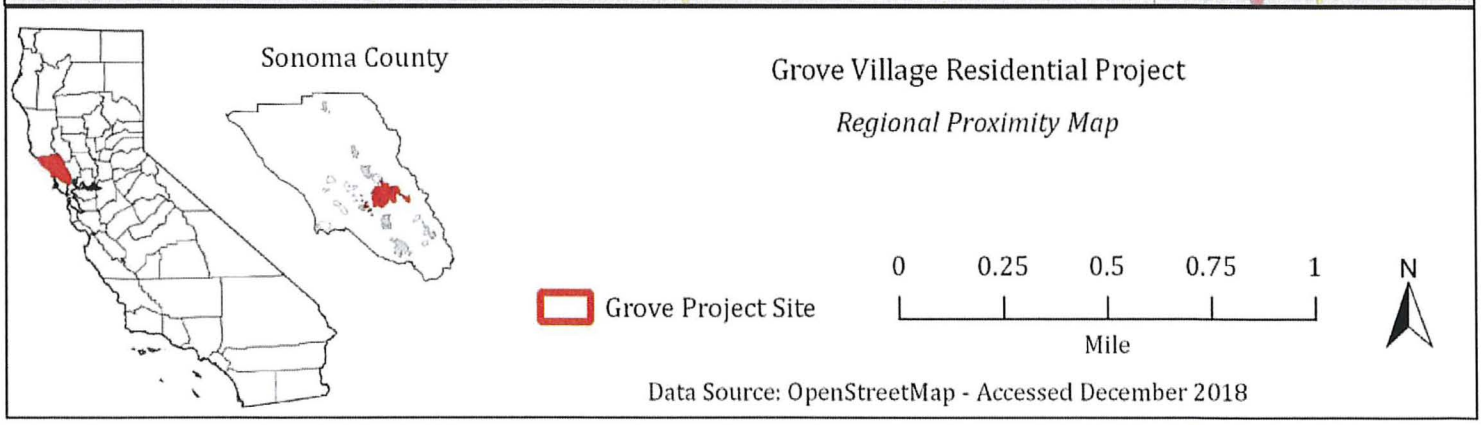
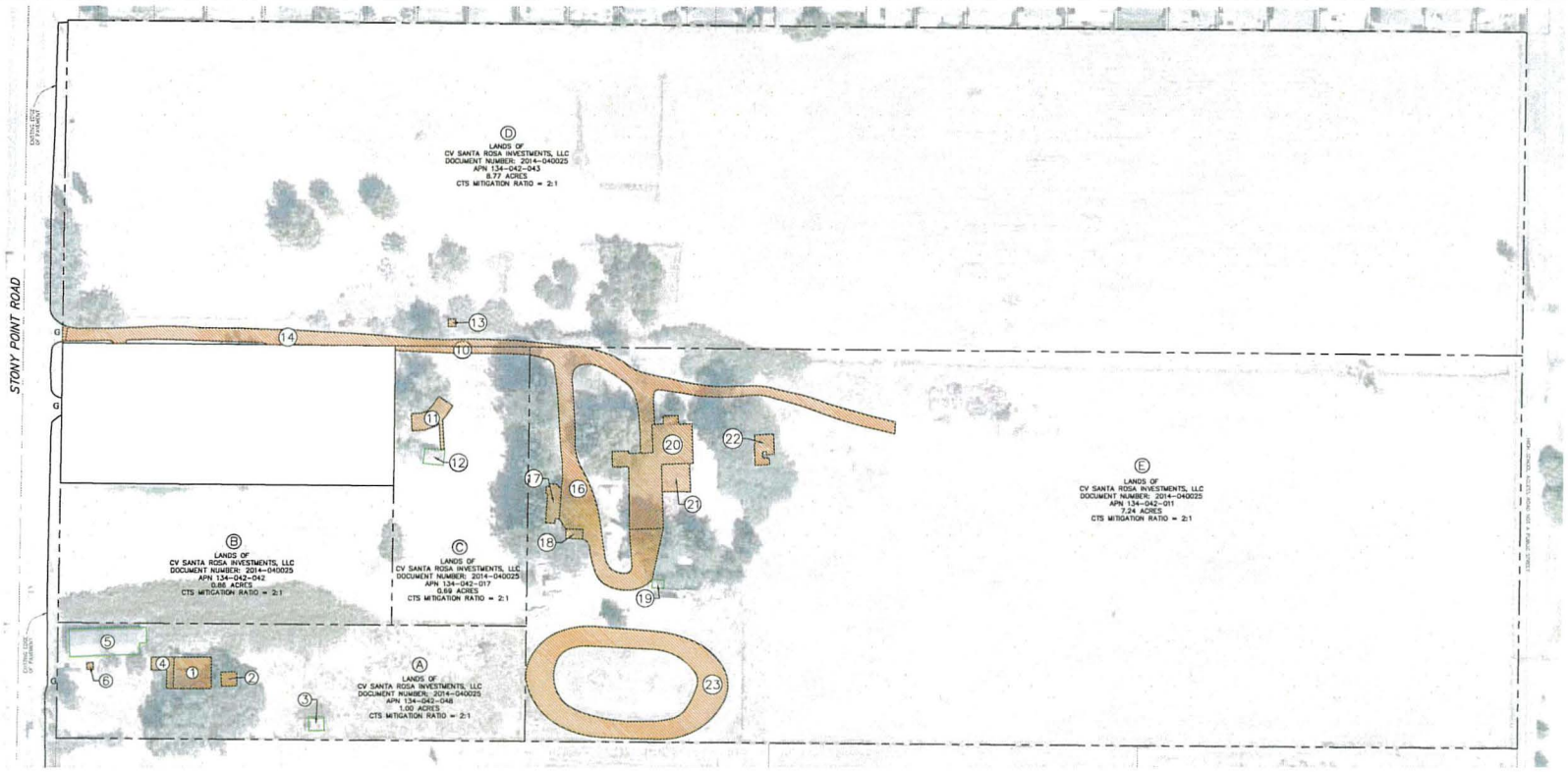

Sonoma County
Grove Village Residential Project
Regional Proximity Map
Grove Project Site
0
0.25
0.5
0.75
1
Mile
N
Data Source: OpenStreetMap - Accessed December 2018

Figure 2



NOTES

CTS MITIGATION AREAS AND RATIOS SHOWN HEREIN ARE CALCULATED FROM THE FOLLOWING DOCUMENTS:

- TOPOGRAPHIC MAP AND RECORD BOUNDARY DATED FEBRUARY 26, 2013 BOTH PROVIDED BY CARLILE MACY AND DESIGNATED AS JOB No. 2013029.
- ENCLOSURE 1 OF THE PROGRAMMATIC BIOLOGICAL OPINION FOR U.S. ARMY CORPS OF ENGINEERS PERMITTED PROJECTS THAT MAY AFFECT SPECIES ON THE SANTA ROSA PLAIN, CALIFORNIA (2007). U.S. DEPARTMENT OF THE INTERIOR REFERENCE NUMBER 81420-2008-F-0261.
- FIGURE 3 (2007) OF THE FINAL SANTA ROSA PLAIN CONSERVATION STRATEGY.

AERIAL IMAGES SHOWN HEREIN WERE PROVIDED BY THE CITY OF SANTA ROSA INFORMATION TECHNOLOGY DEPARTMENT DATED SEPTEMBER 2013.

MAJORITY OF AGGREGATE PROPERTY IS IN CTS MITIGATION 2:1 MITIGATION RATIO ZONE PER SAID ENCLOSURE 1.

LEGEND

- AREA OUTSIDE OF SUBJECT PROPERTY BOUNDARY REQUIRING CTS MITIGATION
- AREA OF EXISTING HARDSCAPE ONSITE
- SUBJECT PROPERTY BOUNDARY
- G — EXISTING GRAVEL OR HARD-PACKED DIRT DRIVEWAY OR ACCESS

GRAPHIC SCALE
1 IN FEET
1 inch = 50 ft.

FOR STUDY PURPOSES ONLY
DATE : 4/25/2016

(A) APN 134-042-048 SUBJECT PARCEL AREA 43,437 SQ FT. (1.00 ACRE)

SEGMENT	DESCRIPTION	AREA (SQ. FT.)	RATIO	REQUIRED MITIGATION UNITS
	GROSS SUBJECT PARCEL AREA	43,437	2:1	86,874 SQ. FT. (2.00 ACRES)
1	EXISTING BUILDING WITH CONCRETE FOUNDATION	-946	2:1	-1,892 SQ. FT. (0.04 ACRES)
2	EXISTING AREA ONSITE NOT TO BE DISTURBED	-172	2:1	-344 SQ. FT. (0.00 ACRES)
3	EXISTING HORSE STALL DIRT FLOOR	0	N/A	0 SQ. FT. (0.00 ACRES)
4	EXISTING CONCRETE DRIVEWAY AND WALKWAY	-328	2:1	-656 SQ. FT. (0.01 ACRES)
5	EXISTING HOUSE ON PIERS DIRT FLOOR	0	N/A	0 SQ. FT. (0.00 ACRES)
6	EXISTING CONCRETE WALKWAY	-33	2:1	-66 SQ. FT. (0.00 ACRES)
TOTAL ONSITE AREA REQUIRED CTS MITIGATION		41,958	2:1	83,916 SQ. FT. (1.93 ACRES)

(A) TOTAL REQUIRED CTS MITIGATION UNITS: 83,916 SQ. FT. (1.93 ACRES)

(B) APN 134-042-042 SUBJECT PARCEL AREA 37,412 SQ FT. (0.86 ACRE)

SEGMENT	DESCRIPTION	AREA (SQ. FT.)	RATIO	REQUIRED MITIGATION UNITS
	GROSS SUBJECT PARCEL AREA	37,412	2:1	74,824 SQ. FT. (1.72 ACRES)
TOTAL AREA REQUIRED CTS MITIGATION		37,412	2:1	74,824 SQ. FT. (1.72 ACRES)

(B) TOTAL REQUIRED CTS MITIGATION UNITS: 74,824 SQ. FT. (1.72 ACRES)

(C) APN 134-042-017 SUBJECT PARCEL AREA 30,240 SQ FT. (0.69 ACRE)

SEGMENT	DESCRIPTION	AREA (SQ. FT.)	RATIO	REQUIRED MITIGATION UNITS
	GROSS SUBJECT PARCEL AREA	30,240	2:1	60,480 SQ. FT. (1.39 ACRES)
10	EXISTING GRAVEL OR HARD PACKED DIRT DRIVEWAY	-702	2:1	-1,404 SQ. FT. (0.03 ACRES)
11	EXISTING CONCRETE DRIVEWAY AND WALKWAY	-644	2:1	-1,288 SQ. FT. (0.03 ACRES)
12	EXISTING HOUSE ON PIERS DIRT FLOOR	0	N/A	0 SQ. FT. (0.00 ACRES)
TOTAL AREA REQUIRED CTS MITIGATION		28,894	2:1	57,788 SQ. FT. (1.33 ACRES)

(C) TOTAL REQUIRED CTS MITIGATION UNITS: 57,788 SQ. FT. (1.33 ACRES)

(D) APN 134-042-043 SUBJECT PARCEL AREA 381,949 SQ FT. (8.77 ACRE)

SEGMENT	DESCRIPTION	AREA (SQ. FT.)	RATIO	REQUIRED MITIGATION UNITS
	GROSS SUBJECT PARCEL AREA	381,949	2:1	763,898 SQ. FT. (17.54 ACRES)
13	EXISTING BUILDING WITH CONCRETE FOUNDATION	-46	2:1	-92 SQ. FT. (0.00 ACRES)
14	EXISTING GRAVEL OR HARD PACKED DIRT DRIVEWAY	-4,343	2:1	-8,686 SQ. FT. (0.20 ACRES)
TOTAL ONSITE AREA REQUIRED CTS MITIGATION		377,560	2:1	755,120 SQ. FT. (17.33 ACRES)

(D) TOTAL REQUIRED CTS MITIGATION UNITS: 755,120 SQ. FT. (17.33 ACRES)

(E) APN 134-042-011 SUBJECT PARCEL AREA 315,602 SQ FT. (7.24 ACRE)

SEGMENT	DESCRIPTION	AREA (SQ. FT.)	RATIO	REQUIRED MITIGATION UNITS
	GROSS SUBJECT PARCEL AREA	315,602	2:1	631,204 SQ. FT. (14.49 ACRES)
16	EXISTING GRAVEL OR HARD PACKED DIRT DRIVEWAY	-702	2:1	-1,404 SQ. FT. (0.03 ACRES)
17	EXISTING CONCRETE DRIVEWAY AND WALKWAY	-644	2:1	-1,288 SQ. FT. (0.03 ACRES)
18	EXISTING GRAVEL OR HARD PACKED DIRT DRIVEWAY	0	N/A	0 SQ. FT. (0.00 ACRES)
19	EXISTING BUILDING WITH CONCRETE FOUNDATION	-81	2:1	-162 SQ. FT. (0.00 ACRES)
20	EXISTING BUILDING WITH CONCRETE FOUNDATION	-3,510	2:1	-7,020 SQ. FT. (0.16 ACRES)
21	EXISTING CONCRETE PATIO	-627	2:1	-1,254 SQ. FT. (0.03 ACRES)
22	EXISTING STRUCTURE WITH CONCRETE FOUNDATION	-397	2:1	-794 SQ. FT. (0.03 ACRES)
23	EXISTING HARD PACKED DIRT RACE TRACK	-7,620	2:1	-15,240 SQ. FT. (0.35 ACRES)
TOTAL AREA REQUIRED CTS MITIGATION		302,021	2:1	604,042 SQ. FT. (13.87 ACRES)

(E) TOTAL REQUIRED CTS MITIGATION UNITS: 604,042 SQ. FT. (13.87 ACRES)

TOTAL AREA REQUIRING CTS MITIGATION		REQUIRED MITIGATION UNITS
(A) NET AREA REQUIRING MITIGATION	41,958 SQ. FT. @ 2:1	83,916 SQ. FT. (1.93 ACRES)
(B) NET AREA REQUIRING MITIGATION	37,412 SQ. FT. @ 2:1	74,824 SQ. FT. (1.72 ACRES)
(C) NET AREA REQUIRING MITIGATION	28,894 SQ. FT. @ 2:1	57,788 SQ. FT. (1.33 ACRES)
(D) NET AREA REQUIRING MITIGATION	377,560 SQ. FT. @ 2:1	755,120 SQ. FT. (17.33 ACRES)
(E) NET AREA REQUIRING MITIGATION	302,021 SQ. FT. @ 2:1	604,042 SQ. FT. (13.87 ACRES)
NET AREA TOTALS	787,845 SQ. FT. @ 2:1	1,575,690 SQ. FT. (36.17 ACRES)
(G) TOTAL REQUIRED CTS MITIGATION UNITS		1,575,690 SQ. FT. (36.17 ACRES)

Job Name: CITY VENTURES - GROVE VILLAGE	DRAWN BY: MDD	CHECKED BY: JMD
	SCALE: 1" = 40'	
	SHEET: 1 OF 1	JOB NUMBER: 7087-15
Description: CALIFORNIA TIGER SALAMANDER MITIGATION EXHIBIT	DWG. FILE:	
	DATE:	
	TIME:	

CINQUINI & PASSARINO, INC.
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BOUNDARY
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SUBDIVISION
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Attachment 1

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
CALIFORNIA ENDANGERED SPECIES ACT

INCIDENTAL TAKE PERMIT NO. 2081-2018-045-03

PERMITTEE: **Santa Rosa 5 INV, LLC**

PROJECT: **Grove Village**

PURPOSE OF THE MMRP

The purpose of the MMRP is to ensure that the impact minimization and mitigation measures required by the California Department of Fish and Wildlife (CDFW) for the above-referenced Project are properly implemented, and thereby to ensure compliance with section 2081(b) of the Fish and Game Code and section 21081.6 of the Public Resources Code. A table summarizing the mitigation measures required by CDFW is attached. This table is a tool for use in monitoring and reporting on implementation of mitigation measures, but the descriptions in the table do not supersede the mitigation measures set forth in the California Incidental Take Permit (ITP) and in attachments to the ITP, and the omission of a permit requirement from the attached table does not relieve the Permittee of the obligation to ensure the requirement is performed.

OBLIGATIONS OF PERMITTEE

Mitigation measures must be implemented within the time periods indicated in the table that appears below. Permittee has the primary responsibility for monitoring compliance with all mitigation measures and for reporting to CDFW on the progress in implementing those measures. These monitoring and reporting requirements are set forth in the ITP itself and are summarized at the front of the attached table.

VERIFICATION OF COMPLIANCE, EFFECTIVENESS

CDFW may, at its sole discretion, verify compliance with any mitigation measure or independently assess the effectiveness of any mitigation measure.

TABLE OF MITIGATION MEASURES

The following items are identified for each mitigation measure: Mitigation Measure, Source, Implementation Schedule, Responsible Party, and Status/Date/Initials. The Mitigation Measure column summarizes the mitigation requirements of the ITP. The Source column identifies the ITP condition that sets forth the mitigation measure. The Implementation Schedule column shows the date or phase when each mitigation measure will be implemented. The Responsible Party column identifies the person or agency that is primarily responsible for implementing the mitigation measure. The Status/Date/Initials column shall be completed by the Permittee during preparation of each Status Report and the Final Mitigation Report, and must identify the implementation status of each mitigation measure, the date that status was determined, and the initials of the person determining the status.

	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Status / Date / Initials
BEFORE DISTURBING SOIL OR VEGETATION					
1	Designated Representative. Before starting Covered Activities, Permittee shall designate a representative (Designated Representative) responsible for communications with CDFW and overseeing compliance with this ITP. Permittee shall notify CDFW in writing before starting Covered Activities of the Designated Representative's name, business address, and contact information, and shall notify CDFW in writing if a substitute Designated Representative is selected or identified at any time during the term of this ITP.	ITP Condition # 5.1	Before commencing ground- or vegetation-disturbing activities/ Entire Project	Permittee	
2	Designated Biologist. Permittee shall submit to CDFW in writing the name, qualifications, business address, and contact information of a Designated Biologist at least 30 days before starting Covered Activities. Permittee shall obtain CDFW approval of the Designated Biologist in writing before starting Covered Activities and shall also obtain approval in advance in writing if the Designated Biologist must be changed. More than one Designated Biologist may be necessary to monitor Covered Activities. Permittee shall ensure that the Designated Biologist is knowledgeable and experienced in the biology, natural history, and collecting and handling of the Covered Species. The Designated Biologist shall be responsible for monitoring Covered Activities to help minimize and fully mitigate or avoid the incidental take of individual Covered Species and to minimize disturbance of Covered Species' habitat.	ITP Condition # 5.2	Before commencing ground- or vegetation-disturbing activities	Permittee	
3	Education Program. Permittee shall conduct an education program for all persons employed or otherwise working in the Project Area before performing any work. The program shall consist of a presentation from the Designated Biologist that includes a discussion of the biology and general behavior of the Covered Species, information about the distribution and habitat needs of the Covered Species, sensitivity of the Covered Species to human activities, its status pursuant to CESA including legal protection, recovery efforts, penalties for violations and Project-specific protective measures described in this ITP. Permittee shall provide interpretation for non-English speaking workers, and the same instruction shall be provided to any new workers before they are authorized to perform work in the Project Area. Permittee shall prepare and distribute wallet-sized cards or a fact sheet handout containing this information for workers to carry in the Project Area. Upon completion of the program, employees shall sign a form stating they attended the program and understand all protection measures. This training shall be repeated at least once annually for long-term and/or permanent employees that will be conducting work in the Project Area.	ITP Condition # 5.4	Before commencing ground- or vegetation-disturbing activities/ Entire Project	Permittee	
4	Delineation of Property Boundaries. Before starting Covered Activities, Permittee shall clearly delineate the boundaries of the Project Area with fencing, stakes, or flags. Permittee shall restrict all Covered Activities to within the fenced, staked, or flagged areas. Permittee shall maintain all fencing, stakes, and flags until the completion of Covered Activities.	ITP Condition # 5.6	Before commencing ground- or vegetation-disturbing activities/ Entire Project	Permittee	
5	Delineation of Habitat. Permittee shall clearly delineate habitat of the Covered Species within the Project Area with posted signs, posting stakes, flags, and/or rope or cord, and place fencing as necessary to minimize the disturbance of Covered Species' habitat. These habitat delineation materials shall be placed just outside of or flush with the Covered Species temporary barrier described in Condition of Approval 7.4.	ITP Condition # 5.7	Before commencing ground- or vegetation-disturbing activities/ Entire Project	Permittee	

	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Status / Date / Initials
6	Trash Abatement. Permittee shall initiate a trash abatement program before starting Covered Activities and shall continue the program for the duration of the Project. Permittee shall ensure that trash and food items are contained in animal-proof containers and removed at least once a week to avoid attracting opportunistic predators such as ravens, coyotes, and feral dogs. Permittee shall ensure that plastic bottles and bags are removed from the Project Area daily.	ITP Condition # 5.12	Before commencing ground- or vegetation-disturbing activities/ Entire Project	Permittee	
7	Geographic Information Systems Data Files. Before starting Covered Activities, the Permittee shall provide CDFW with separate Geographic Information Systems (GIS) data files for the temporary and permanent habitat impact areas authorized under this ITP for each Covered Species. If more than one Covered Species occurs in the same area, the Permittee shall provide one set of GIS data files for each species. If habitat for a Covered Species will be both temporarily and permanently impacted, the Permittee shall provide one set of GIS data files for each impact type. The Permittee shall provide any additional GIS data files for the Project or related Covered Species features within 30 days of CDFW's request. All GIS data files shall be provided in a format acceptable to CDFW.	ITP Condition # 6.1	Before commencing ground- or vegetation-disturbing activities/ Entire Project	Permittee	
8	Notification Before Commencement. The Designated Representative shall notify CDFW 14 calendar days before starting Covered Activities and shall document compliance with all pre-Project Conditions of Approval before starting Covered Activities.	ITP Condition # 6.2	Before commencing ground- or vegetation-disturbing activities	Permittee	
9	Covered Species Temporary Barrier. Permittee shall provide a Covered Species Temporary Barrier Plan a minimum of 30 days prior to commencing Covered Activities for approval in writing by CDFW. Prior to any ground disturbing Covered Activities and under the direct supervision of the Designated Biologist, Permittee shall install a temporary barrier to prevent the Covered Species from dispersing into the Project Area, unless otherwise approved in writing by CDFW. The barrier shall be designed to allow Covered Species to leave the Project Area using a one-way funnel at 100-foot intervals along the barrier or other method approved in writing by CDFW. The barrier shall remain in place until Covered Activities are completed, including during periods of inactivity. The Permittee shall maintain and repair the barrier immediately to ensure that it is functional and without defects. Permittee shall provide refuge opportunities, such as coverboards (2-foot x 2-foot plywood), along both sides at 100-foot intervals on each side, and a climbing barrier at the top of the temporary barrier. The Designated Biologist shall check temporary Covered Species barriers and refuge areas daily during Covered Activities and before, during, and following storm events or periods of 70 percent or greater humidity, and weekly, during periods of inactivity. Animals found within the interior of the barrier shall be relocated outside of the barrier as described in the Covered Species Relocation Plan (see Condition of Approval 7.6).	ITP Condition # 7.4	Before commencing ground- or vegetation-disturbing activities/ Entire Project	Permittee	
10	Covered Species Permanent Barrier. Permittee shall provide a Covered Species Permanent Barrier Plan a minimum of 30 days prior to commencing Covered Activities for approval in writing by CDFW. The Permittee shall install a permanent 12-inch high impenetrable barrier between the impacted area and adjacent Covered Species habitat. The permanent barrier shall be installed after grading and stabilizing activities have been completed and prior to construction of residential, commercial, or other development unless otherwise approved in writing by CDFW. Permittee shall design the barrier to prevent Covered Species from climbing over it or under it through burrows or cracks. The Permittee shall ensure the permanent barrier is monitored and maintained. The barrier shall be inspected annually prior to October 1 and all damages to the barrier shall be repaired immediately. Permittee shall ensure that permanent barriers installed between fully developed areas and Covered Species habitat are maintained in perpetuity.	ITP Condition # 7.5	Before commencing ground- or vegetation-disturbing activities/ Entire Project	Permittee	

	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Status / Date / Initials
11	Covered Species Relocation Plan. The Permittee shall submit a Covered Species Relocation Plan (Relocation Plan) a minimum of 30 days prior to the commencement of Covered Activities for approval in writing by CDFW. The Designated Biologist shall follow this Relocation Plan to install the Covered Species temporary barrier (see Condition of Approval 7.4), install the pitfall traps, cover boards, and drift fence arrays, check pitfall traps according to the rainfall-dependent schedule, and relocate captured Covered Species adults, juveniles, and larva to a suitable site.	ITP Condition # 7.6	Before commencing ground- or vegetation-disturbing activities/ Entire Project	Permittee	
12	Pre-Construction Surveys. The Designated Biologist shall complete walking surveys of the Project Area prior to any initial ground disturbing activity and shall follow earthmoving equipment to look for Covered Species during initial site grading and other ground disturbing activities. Areas to be surveyed shall include suitable habitat features for the Covered Species such as aquatic and upland areas as well as under woody or other debris. Pre-construction surveys shall be conducted in conjunction with Covered Species temporary barrier installation. If a Covered Species is discovered, the Designated Biologist shall move the animal to a safe nearby location (e.g. mouth of ground-squirrel burrow outside of the construction area) and monitor it until it is determined that the animal is not imperiled by predators or other dangers (see Condition of Approval 7.6).	ITP Condition # 7.10	Before commencing ground- or vegetation-disturbing activities/ Entire Project	Permittee	
13	Urban/Suburban Storm Drain Designs. Permittee shall ensure that no grated drop inlets or other types of storm drain infrastructure shall be constructed without first obtaining approval in writing from CDFW confirming that the infrastructure incorporates design elements to avoid and reduce impacts to Covered Species.	ITP Condition # 7.15	Before commencing ground- or vegetation-disturbing activities/ Entire Project	Permittee	

	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Status / Date / Initials
14	Cost Estimates. CDFW has estimated the cost of acquisition, protection, and perpetual management of the HM lands as follows: Land acquisition costs for HM lands identified in Condition of Approval 8.3 below, estimated at $85,816.13/acre for 36.18 acres: $3,104,827. Land acquisitions costs are estimated using local fair market current value for lands with habitat values meeting mitigation requirements; Start-up costs for HM lands, including initial site protection and enhancement costs as described in Condition of Approval 8.3.5 below, estimated at $37,090; Contingency security funding as described in Condition of Approval 8.3.6 estimated at $3,709; Interim management period funding as described in Condition of Approval 8.3.6 below, estimated at $58,465; Long-term management funding as described in Condition of Approval 8.4 below, estimated at $4,909.13/acre for 36.18 acres: $177,612. Long-term management funding is estimated initially for the purpose of providing Security to ensure implementation of HM lands management. Credits at a conservation or mitigation bank, estimated at $195,000/acre for 0.82 acres: $159,900. Related transaction fees including but not limited to account set-up fees, administrative fees, title and documentation review and related title transactions, expenses incurred from other state agency reviews, and overhead related to transfer of HM lands to CDFW as described in Condition of Approval 8.5, estimated at $3,000.	ITP Condition # 8.1	Before commencing ground- or vegetation-disturbing activities (or within 18 months of issuance of the ITP if Security is provided)	Permittee	
15	Covered Species Credits. Permittee shall purchase 37 acres of Covered Species credits from a CDFW-approved mitigation or conservation bank prior to initiating Covered Activities, or no later than 18 months from the issuance of this ITP if Security is provided pursuant to Condition of Approval 9 below. OR:	ITP Condition # 8.2	Before commencing ground- or vegetation-disturbing activities (or within 18 months of issuance of the ITP if Security is provided)	Permittee	

	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Status / Date / Initials
16	Habitat Acquisition and Protection. To provide for the acquisition and perpetual protection and management of the HM lands, the Permittee shall: Fee Title/Conservation Easement. Transfer fee title to the HM lands to CDFW pursuant to terms approved in writing by CDFW. Alternatively, CDFW, in its sole discretion, may authorize a governmental entity, special district, non-profit organization, for-profit entity, person, or another entity to hold title to and manage the property provided that the district, organization, entity, or person meets the requirements of Government Code sections 65965-65968, as amended. If CDFW does not hold fee title to the HM lands, CDFW shall act as grantee for a conservation easement over the HM lands or shall, in its sole discretion, approve a non-profit entity, public agency, or Native American tribe to act as grantee for a conservation easement over the HM lands provided that the entity, agency, or tribe meets the requirements of Civil Code section 815.3. If CDFW does not hold the conservation easement, CDFW shall be expressly named in the conservation easement as a third-party beneficiary. The Permittee shall obtain CDFW written approval of any conservation easement before its execution or recordation. No conservation easement shall be approved by CDFW unless it complies with Government Code sections 65965-65968, as amended and includes provisions expressly addressing Government Code sections 65966, subdivision (j) and 65967, subdivision (e);	ITP Condition # 8.3, 8.3.1	Before commencing ground- or vegetation-disturbing activities (or within 18 months of issuance of the ITP if Security is provided)	Permittee	
17	HM Lands Approval. Obtain CDFW written approval of the HM lands before acquisition and/or transfer of the land by submitting, at least three months before acquisition and/or transfer of the HM lands, a formal Proposed Lands for Acquisition Form (see Attachment 3A) identifying the land to be purchased or property interest conveyed to an approved entity as mitigation for the Project's impacts on Covered Species;	ITP Condition # 8.3.2	Before commencing ground- or vegetation-disturbing activities (or within 18 months of issuance of the ITP if Security is provided)	Permittee	
18	HM Lands Documentation. Provide a recent preliminary title report, initial hazardous materials survey report, and other necessary documents (see Attachment 3B). All documents conveying the HM lands and all conditions of title are subject to the approval of CDFW, and if applicable, the Wildlife Conservation Board and the Department of General Services;	ITP Condition # 8.3.3	Before commencing ground- or vegetation-disturbing activities (or within 18 months of issuance of the ITP if Security is provided)	Permittee	
19	Land Manager. Designate both an interim and long-term land manager approved by CDFW. The interim and long-term land managers may, but need not, be the same. The interim and/or long-term land managers may be the landowner or another party. Documents related to land management shall identify both the interim and long-term land managers. Permittee shall notify CDFW of any subsequent changes in the land manager within 30 days of the change. If CDFW will hold fee title to the mitigation land, CDFW will also act as both the interim and long-term land manager unless otherwise specified.	ITP Conditions # 8.3.4	Before commencing ground- or vegetation-disturbing activities (or within 18 months of issuance of the ITP if Security is provided)	Permittee	

	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Status / Date / Initials
20	Start-up Activities. Provide for the implementation of start-up activities, including the initial site protection and enhancement of HM lands, once the HM lands have been approved in writing by CDFW. Start-up activities include, at a minimum: (1) preparing a Development and Restoration Plan for CDFW written approval; (2) preparing an Interim Management Plan for CDFW written approval; (3) preparing a Long-Term Management Plan for CDFW written approval (see https://www.wildlife.ca.gov/Conservation/Planning/Banking); (4) conducting a baseline biological assessment including Covered Species surveys and land survey report within four months of recording or transfer; (5) developing and transferring GIS data if applicable; (6) establishing initial fencing; (7) conducting litter removal; (8) conducting initial habitat restoration or enhancement, if applicable; and (9) installing signage;	ITP Conditions # 8.3.5	Before commencing ground- or vegetation-disturbing activities (or within 18 months of issuance of the ITP if Security is provided)	Permittee	
21	Contingency. Provide for any necessary remedial action and guarantee that the performance measures as described in the development and restoration plan and interim management plan described in Condition 8.3.5 have been achieved;	ITP Conditions # 8.3.6	Before commencing ground- or vegetation-disturbing activities (or within 18 months of issuance of the ITP if Security is provided)	Permittee	
22	Interim Management (Initial and Capital). Provide for the interim management of the HM lands. The Permittee shall ensure that the interim land manager implements the interim management of the HM lands as described in the final management plan and conservation easement approved by CDFW. The interim management period shall be a minimum of five years from the date of HM land acquisition and protection and full funding of the Endowment and includes expected management following start-up activities. Interim management period activities described in the final management plan shall include fence repair, continuing trash removal, site monitoring, and vegetation and invasive species management. Permittee shall either (1) provide a security to CDFW for the minimum of five years of interim management that the land owner, Permittee, or land manager agrees to manage and pay for at their own expense, (2) establish an escrow account with written instructions approved in advance in writing by CDFW to pay the land manager annually in advance, or (3) establish a short-term enhancement account with CDFW or a CDFW-approved entity for payment to the land manager. Permittee shall provide for the interim management of HM Lands beyond five years if necessary to achieve success criteria.	ITP Conditions # 8.3.7	Before commencing ground- or vegetation-disturbing activities (or within 18 months of issuance of the ITP if Security is provided)	Permittee	

	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Status / Date / Initials
23	Endowment Fund. If the Permittee will permanently protect and perpetually manage compensatory habitat as described in Condition of Approval 8.3, The Permittee shall ensure that the HM lands are perpetually managed, maintained, and monitored by the long-term land manager as described in this ITP, the conservation easement, and the final management plan approved by CDFW. After obtaining CDFW approval of the HM lands, Permittee shall provide long-term management funding for the perpetual management of the HM lands by establishing a long-term management fund (Endowment). The Endowment is a sum of money, held in a CDFW-approved fund that provides funds for the perpetual management, maintenance, monitoring, and other activities on the HM lands consistent with the management plan(s) required by Condition of Approval 8.3.5. Endowment as used in this ITP shall refer to the endowment deposit and all interest, dividends, other earnings, additions and appreciation thereon. The Endowment shall be governed by this ITP, Government Code sections 65965-65968, as amended, and Probate Code sections 18501-18510, as amended. After the interim management period, Permittee shall ensure that the designated long-term land manager implements the management and monitoring of the HM lands according to the final management plan. The long-term land manager shall be obligated to manage and monitor the HM lands in perpetuity to preserve their conservation values in accordance with this ITP, the conservation easement, and the final management plan. Such activities shall be funded through the Endowment.	ITP Conditions # 8.4	Before commencing ground- or vegetation-disturbing activities (or within 18 months of issuance of the ITP if Security is provided)	Permittee	
24	Identify an Endowment Manager. The Endowment shall be held by the Endowment Manager, which shall be either CDFW or another entity qualified pursuant to Government Code sections 65965-65968, as amended. Permittee shall submit to CDFW a written proposal that includes: (i) the name of the proposed Endowment Manager; (ii) whether the proposed Endowment Manager is a governmental entity, special district, nonprofit organization, community foundation, or congressionally chartered foundation; (iii) whether the proposed Endowment Manager holds the property or an interest in the property for conservation purposes as required by Government Code section 65968, subdivision (b)(1) or, in the alternative, the basis for finding that the Project qualifies for an exception pursuant to Government Code section 65968, subdivision (b)(2); and (iv) a copy of the proposed Endowment Manager's certification pursuant to Government Code section 65968, subdivision (e). Within thirty days of CDFW's receipt of Permittee's written proposal, CDFW shall inform Permittee in writing if it determines the proposal does not satisfy the requirements of Fish and Game Code section 2081, subdivision (b)(4) and, if so, shall provide Permittee with a written explanation of the reasons for its determination. If CDFW does not provide Permittee with a written determination within the thirty-day period, the proposal shall be deemed consistent with Section 2081, subdivision (b)(4).;	ITP Conditions # 8.4.1	Before commencing ground- or vegetation-disturbing activities (or within 18 months of issuance of the ITP if Security is provided)	Permittee	

	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Status / Date / Initials
25	Calculate the Endowment Funds Deposit. After obtaining CDFW written approval of the HM lands, long-term management plan, and Endowment Manager, Permittee shall prepare a Property Analysis Record (PAR) or PAR-equivalent analysis (hereinafter "PAR") to calculate the amount of funding necessary to ensure the long-term management of the HM lands (Endowment Deposit Amount). The Permittee shall submit to CDFW for review and approval the results of the PAR before transferring funds to the Endowment Manager. Capitalization Rate and Fees. Permittee shall obtain the capitalization rate from the selected Endowment Manager for use in calculating the PAR and adjust for any additional administrative, periodic, or annual fees. Endowment Buffers/Assumptions. Permittee shall include in PAR assumptions the following buffers for endowment establishment and use that will substantially ensure long-term viability and security of the Endowment: 10 Percent Contingency. A 10 percent contingency shall be added to each endowment calculation to hedge against underestimation of the fund, unanticipated expenditures, inflation, or catastrophic events. Three Years Delayed Spending. The endowment shall be established assuming spending will not occur for the first three years after full funding. Non-annualized Expenses. For all large capital expenses to occur periodically but not annually such as fence replacement or well replacement, payments shall be withheld from the annual disbursement until the year of anticipated need or upon request to Endowment Manager and CDFW.	ITP Conditions # 8.4.2	Before commencing ground- or vegetation-disturbing activities (or within 18 months of issuance of the ITP if Security is provided)	Permittee	
26	Transfer Long-term Endowment Funds. Permittee shall transfer the long-term endowment funds to the Endowment Manager upon CDFW approval of the Endowment Deposit Amount identified above. The approved Endowment Manager may pool the Endowment with other endowments for the operation, management, and protection of HM lands for local populations of the Covered Species but shall maintain separate accounting for each Endowment. The Endowment Manager shall, at all times, hold and manage the Endowment in compliance with this ITP, Government Code sections 65965-65968, as amended, and Probate Code sections 18501-18510, as amended.	ITP Condition # 8.4.3	Before commencing ground- or vegetation-disturbing activities (or within 18 months of issuance of the ITP if Security is provided)	Permittee	
27	Reimburse CDFW. Permittee shall reimburse CDFW for all reasonable expenses incurred by CDFW such as transaction fees, account set-up fees, administrative fees, title and documentation review and related title transactions, expenses incurred from other state agency reviews, and overhead related to transfer of HM lands to CDFW.	ITP Condition # 8.5	Before commencing ground- or vegetation-disturbing activities (or within 18 months of issuance of the ITP if Security is provided)	Permittee	
DURING CONSTRUCTION					

	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Status / Date / Initials
27	Designated Biologist Authority. To ensure compliance with the Conditions of Approval of this ITP, the Designated Biologist shall have authority to immediately stop any activity that does not comply with this ITP, and/or to order any reasonable measure to avoid the unauthorized take of an individual of the Covered Species.	ITP Condition # 5.3	Entire Project	Permittee	
28	Construction Monitoring Binder. The Designated Biologist shall maintain a construction monitoring binder on-site throughout the construction period, which shall include a copy of this ITP with attachments and a list of signatures of all personnel who have successfully completed the education program. Permittee shall ensure that a copy of the construction monitoring binder is available for review at the Project Area upon request by CDFW.	ITP Condition # 5.5	Entire Project	Permittee	
29	Project Access. Project-related personnel shall access the Project Area using existing routes and shall not cross Covered Species' habitat outside of or en route to the Project Area. Permittee shall restrict Project-related vehicle traffic to established roads, staging, and parking areas. Permittee shall ensure that vehicle speeds do not exceed 20 miles per hour to avoid Covered Species on or traversing the roads. If Permittee determines construction of routes for travel are necessary outside of the Project Area, the Designated Representative shall contact CDFW for written approval before carrying out such an activity. CDFW may require an amendment to this ITP, among other reasons, if additional take of Covered Species will occur as a result of the Project modification.	ITP Condition # 5.8	Entire Project	Permittee	
30	CDFW Access. Permittee shall provide CDFW staff with reasonable access to the Project and shall otherwise fully cooperate with CDFW efforts to verify compliance with or effectiveness of mitigation measures set forth in this ITP.	ITP Condition # 5.9	Entire Project	Permittee	
31	Staging Areas. Permittee shall confine all Project-related parking, storage areas, laydown sites, equipment storage, and any other surface-disturbing activities to the Project Area using, to the extent possible, previously disturbed areas. Additionally, Permittee shall not use or cross Covered Species' habitat outside of the marked Project Area unless provided for as described in Condition of Approval 5.8.	ITP Condition # 5.10	Entire Project	Permittee	
32	Hazardous Waste. Permittee shall immediately stop and, pursuant to pertinent state and federal statutes and regulations, arrange for repair and clean up by qualified individuals of any fuel or hazardous waste leaks or spills at the time of occurrence, or as soon as it is safe to do so. Permittee shall exclude the storage and handling of hazardous materials from the Project Area and shall properly contain and dispose of any unused or leftover hazardous products off-site.	ITP Condition # 5.11	Entire Project	Permittee	
33	Dust Control. Permittee shall implement dust control measures during Covered Activities to facilitate visibility for monitoring of the Covered Species by the Designated Biologist. Permittee shall keep the amount of water used to the minimum amount needed and shall not allow water to form puddles.	ITP Condition # 5.13	Entire Project	Permittee	
34	Erosion Control Materials. Permittee shall prohibit use of erosion control materials potentially harmful to Covered Species and other species, such as monofilament netting (erosion control matting) or similar material, in potential Covered Species' habitat.	ITP Condition # 5.14	Entire Project	Permittee	
35	Firearms and Dogs. Permittee shall prohibit firearms and domestic dogs from the Project Area and site access routes during Covered Activities, except those in the possession of authorized security personnel or local, state, or federal law enforcement officials.	ITP Condition # 5.15	Entire Project	Permittee	

	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Status / Date / Initials
36	Prevention of Spread of Invasive Species. Permittee shall conduct Project activities in a manner that prevents the introduction, transfer, and spread of invasive species, including plants, animals, and microbes (e.g., algae, fungi, parasites, bacteria, etc.), from one Project site and/or waterbody to another. Prevention BMPs and guidelines for invasive plants can be found on the Cal-IPC's website at: http://www.cal-ipc.org/ip/prevention/index.php and for invasive mussels and aquatic species can be found at the Stop Aquatic Hitchhikers website: http://www.protectyourwaters.net/.	ITP Condition # 5.17	Entire Project	Permittee	
37	Notification of Non-compliance. The Designated Representative shall immediately notify CDFW in writing if it determines that the Permittee is not in compliance with any Condition of Approval of this ITP, including but not limited to any actual or anticipated failure to implement measures within the time periods indicated in this ITP and/or the MMRP. The Designated Representative shall report any non-compliance with this ITP to CDFW within 24 hours.	ITP Condition # 6.3	Entire Project	Permittee	
38	Compliance Monitoring. The Designated Biologist shall be on-site daily when Covered Activities occur unless otherwise approved in writing by CDFW. The Designated Biologist shall conduct compliance inspections to (1) minimize incidental take of the Covered Species; (2) prevent unlawful take of species; (3) check for compliance with all measures of this ITP; (4) check all exclusion zones; and (5) ensure that signs, stakes, and fencing are intact, and that Covered Activities are only occurring in the Project Area. The Designated Representative or Designated Biologist shall prepare daily written observation and inspection records summarizing: oversight activities and compliance inspections, observations of Covered Species and their sign, survey results, and monitoring activities required by this ITP. The Designated Biologist shall conduct compliance inspections a minimum of once per week during periods of inactivity.	ITP Condition # 6.4	Entire Project	Permittee	
39	Reporting of Habitat Impacts. Permittee shall monitor, calculate, and record in an electronic ledger the total amount of temporary and permanent impacts to Covered Species habitat and shall at a minimum account for these impacts based upon grassland and wetland habitat types. Upon request, the Permittee shall provide a copy of the ledger to the CDFW. To be considered a temporary impact, Permittee shall recontour and seed all temporary impact areas by October 31 of the year of the impact and the impacted area soils must be suitable to support small mammal burrows. Heavily compacted soil is not considered suitable. Additionally, these areas shall be made available to fossorial mammals and shall not be surrounded by fencing that limits access. Impacted areas that do not meet these requirements will be considered permanent impacts.	ITP Condition # 6.5	Entire Project	Permittee	

	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Status / Date / Initials
40	Notification of Take or Injury. Permittee shall immediately notify the Designated Biologist if a Covered Species is taken or injured by a Project-related activity, or if a Covered Species is otherwise found dead or injured within the vicinity of the Project. Injured Covered Species shall be evaluated and treated pursuant to Condition of Approval 7.8. The Designated Biologist or Designated Representative shall immediately provide initial notification to CDFW by calling the CDFW Representative at (707) 428-2092 and emailing Melanie.Day@wildlife.ca.gov. The initial notification to CDFW shall include information regarding the location, species, and number of animals taken or injured and the ITP Number. Following initial notification, Permittee shall send CDFW a written report within 24 hours of the discovery. The report shall include the date and time of the finding or incident, GPS location of the Covered Species, photographs of the location and the Covered Species, explanation as to cause of take or injury, and any other pertinent information. If the Covered Species is found recently deceased, a 0.5-inch portion of the tail tip shall be removed and placed in a labeled tissue tube with 95 percent ethanol. The remaining carcass shall be immediately bagged, labeled, and preserved in a freezer. The label shall include time and date, GPS location, circumstances surrounding death (if known), and ITP tracking number. Tail specimens shall be delivered to CDFW Bay Delta Region, Attention: Marcia Grefsrud, 2825 Cordelia Road, Suite 100, Fairfield, CA 94534. The remaining carcasses shall be delivered to the CDFW Wildlife Investigations Lab, Attention: Deana Clifford, 1701 Nimbus Road Suite D, Rancho Cordova, CA 95670 within two calendar days of the discovery.	ITP Condition # 6.6	Entire Project	Permittee	
41	Notification of Non-Native Salamanders or Hybrids. The Designated Biologist shall immediately notify CDFW if a suspected barred tiger salamander (*Ambystoma tigrinum mavortium*) or California tiger salamander non-native salamander hybrid is found within the Project Area within 24 hours by calling the Regional Office at (707) 428-2002. CDFW and Permittee shall consult to determine measures to address non-native or hybrid populations.	ITP Condition # 6.7	Entire Project	Permittee	
42	Monthly Compliance Report. The Designated Representative or Designated Biologist shall compile the observation and inspection records identified in Conditions of Approval 6.3 and 6.4 into a Monthly Compliance Report and submit them to CDFW along with a copy of the MMRP table with notes showing the current implementation status of each mitigation measure. Monthly Compliance Reports shall also include an accounting of the number of acres that have been temporarily and permanently disturbed, and restored, within the Project Area both for the prior month and a total since ITP issuance, and estimate the expected number of acres to be disturbed in the successive month; a summary of all pre-activity surveys conducted; and the number of building pads, utility installations, pipelines, roads, and other ground disturbing activities authorized under the Covered Activities within the Project Area which occurred during the previous month. Monthly Compliance Reports shall be submitted to CDFW's Regional Office at the office listed in the Notices section of this ITP and via e-mail to CDFW's Regional Representative by the 5th working day of the following month. At the time of this ITP's approval, the CDFW Regional Representative Melanie Day, Senior Environmental Scientist (Specialist) (Melanie.Day@wildlife.ca.gov). CDFW may at any time increase or decrease the timing and number of compliance inspections and reports required under this provision depending upon the results of previous compliance inspections. If CDFW determines the reporting schedule must be changed, CDFW will notify Permittee in writing of the new reporting schedule.	ITP Condition # 6.8	Entire Project	Permittee	

	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Status / Date / Initials
43	Annual Status Report. Permittee shall provide CDFW with an Annual Status Report no later than January 31 of every year beginning with issuance of this ITP and continuing until CDFW accepts the Final Mitigation Report identified below. Each ASR shall include, at a minimum: (1) a summary of all Monthly Compliance Reports for that year identified in Condition of Approval 6.8; (2) a general description of the status of the Project Area and Covered Activities, including actual or projected completion dates, if known; (3) a copy of the table in the MMRP with notes showing the current implementation status of each mitigation measure; (4) an assessment of the effectiveness of each completed or partially completed mitigation measure in avoiding, minimizing and mitigating Project impacts; (5) all available information about Project-related incidental take of the Covered Species; (6) an accounting of the number of acres subject to both temporary and permanent disturbance, and restoration, both for the prior calendar year and a total since ITP issuance; and (7) information about other Project impacts on the Covered Species.	ITP Condition # 6.9	Entire Project	Permittee	
44	CNDDB Observations. The Designated Biologist shall submit all observations of Covered Species to CDFW's California Natural Diversity Database (CNDDB) within 60 calendar days of the observation and the Designated Biologist shall include copies of the submitted forms with the next Monthly Compliance Report or Annual Status Report, whichever is submitted first relative to the observation.	ITP Condition # 6.10	Entire Project	Permittee	
45	Dry Season Work Restriction. The Permittee shall ensure that initial ground disturbing activities involving construction and heavy equipment use within Covered Species habitat (such as excavation, grading and contouring) are limited to the period from June 15 to October 15 (Dry Season). If more time is needed to complete initial ground disturbing activities, the work period may be modified in writing on a week-by-week basis by a CDFW representative. Requests for a work period extension shall: 1) describe the extent of work already completed; 2) detail the activities that remain to be completed; 3) detail the time required to complete each of the remaining activities; 4) provide photographs of both the current work completed and the proposed site for continued work; and 5) include an assessment of additional biological impacts as a result of the work extension. An extension of the period may require an Amendment if addition impacts to Covered Species will occur.	ITP Condition # 7.1	Entire Project	Permittee	

	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Status / Date / Initials
46	Wet Weather Work Restriction. The Permittee or the Designated Biologist shall consult the 72-hour weather forecast from the National Weather Service (NWS) prior to the start of ground disturbing activities. Ground disturbing activities shall not begin unless a no precipitation forecast is obtained covering the entire Project Area and necessary erosion control measures are implemented. The Designated Biologist shall keep precipitation records onsite, and these records shall be subject to CDFW inspection. If a 40 percent or greater chance of rain is forecasted, then ground disturbing activities shall cease 24 hours prior to the forecasted rain, unless otherwise approved in writing by CDFW. If ground-disturbing activities are approved by CDFW as described above, the Designated Biologist shall survey the work area before construction begins each day rain is forecast. If rain exceeds 0.25 inches during a 24-hour period, ground-disturbing activities shall cease. Twenty-four hours after the rain ceases and once there is no precipitation in the 24-hour forecast, ground disturbing activities may continue.	ITP Condition # 7.2	Entire Project	Permittee	
47	Time of Day Work Restriction. Permittee shall terminate all Covered Activities 30 minutes before sunset and shall not resume Covered Activities until 30 minutes after sunrise during the Covered Species migration/active season from October 16 to June 14. The Permittee shall use sunrise and sunset times established by the U.S. Naval Observatory Astronomical Applications Department for determining when Covered Activities shall terminate and resume.	ITP Condition # 7.3	Entire Project	Permittee	
48	Atypical Dens and Burrows. Permittee shall ensure that all construction pipes, culverts, or similar structures that are stored in the Project Area for one or more overnight periods are either securely capped prior to storage or thoroughly inspected by the Designated Biologist before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a Covered Species is discovered inside a pipe by the Designated Biologist or anyone else, the Designated Biologist shall move the animal to a safe nearby location per the Covered Species Relocation Plan described in Condition of Approval 7.6.	ITP Condition # 7.7	Entire Project	Permittee	

	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Status / Date / Initials
49	Covered Species Handling and Injury. The Covered Species shall be handled and assessed according to the Restraint and Handling of Live Amphibians USGS, National Wildlife Health Center (D. Earl Greene, ARMI SOP NO. 100; 16 February 2001) (Attachment 2). If an injured Covered Species is found during the project term, the individual shall be evaluated by the Designated Biologist who shall then immediately contact the CDFW Regional Representative, via email and telephone, to discuss the next steps pursuant to Condition of Approval 6.6. If the CDFW Regional Representative cannot be contacted immediately, the injured salamander shall be placed in a shaded container and kept moist. If the CDFW Regional Representative is not available or has not responded within 2 hours of initial attempts then the following steps shall be taken by the Designated Biologist: If the injury is minor or healing and the salamander is likely to survive, the salamander shall be released immediately in accordance with the Condition of Approval 7.6. If it is determined that the Covered Species has major or serious injuries as a result of Project-related activities the Designated Biologist shall immediately take it to the Lindsay Wildlife Museum or another CDFW approved facility. If taken into captivity the individual shall remain in captivity and not be released into the wild unless it has been kept in quarantine and the release is authorized by the CDFW and Service. Permittee shall bear any costs associated with the care or treatment of such injured Covered Species. The circumstances of the injury, the procedure followed and the final disposition of the injured animal shall be documented in a written incident report as described in Condition of Approval 6.6.	ITP Condition # 7.8	Entire Project	Permittee	
50	Personnel Restriction. Permittee shall ensure that all construction activities and personnel, including subcontractors, are restricted to the active construction area surrounded by the Covered Species temporary barrier and public roads.	ITP Condition # 7.9	Entire Project	Permittee	

	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Status / Date / Initials
51	Trench Escape and Inspection. The Designated Biologist shall inspect all open holes, sumps, and trenches within the Project Area at the beginning of each working day for trapped animals. To prevent inadvertent entrapment of Covered Species, the Designated Biologist shall oversee the covering of all trenches, holes, sumps, or other excavations with a greater than 1:1 (45 degree) slope of any depth with barrier material at the close of each working day such that Covered Species are unable to dig or squeeze under the barrier and become entrapped. The outer two feet of excavation cover shall conform to solid ground so that gaps do not occur between the cover and the ground and secured with soil staples or similar means to prevent gaps. Each morning prior to beginning Covered Activities and immediately before trenches, holes, sumps, or other excavations are back-filled, the Designated Biologist shall thoroughly inspect them for Covered Species. Trenches, holes, sumps, or other excavations that are covered long-term shall be inspected at the beginning of each working day to ensure inadvertent entrapment has not occurred. Permittee shall cease all Covered Activities in the vicinity and notify the Designated Biologist immediately if any worker discovers that Covered Species have become trapped. If at any time a trapped Covered Species is discovered by the Designated Biologist or anyone else, the Designated Biologist shall capture and relocate the animal to a safe nearby location per the Covered Species Relocation Plan described in Condition of Approval 7.6. If the open holes, sumps, trenches or excavations cannot be covered, then a Covered Species temporary barrier shall be installed around any trenches, holes, sumps, or other excavations to prevent Covered Species from becoming trapped. Refuge opportunities, such as coverboards shall be provided on the outside perimeter of the barrier.	ITP Condition # 7.11	Entire Project	Permittee	
52	Burrow Protection. The Designated Biologist shall mark for avoidance all small mammal burrows with flagging at the limits of access areas, including vehicle routes, and staging areas.	ITP Condition # 7.12	Entire Project	Permittee	
53	Spoil Pile Stabilization. The Permittee shall stabilize active and non-active spoil piles located within undeveloped lands with native grass hydro-seed, erosion control fabric, straw, or other biodegradable material by October 15 of each year of the Project. Plastic and other synthetic materials shall not be used. Fiber rolls and a Covered Species temporary barrier shall be placed around the perimeter of non-active spoil piles, and slope breaks shall be utilized on the slopes of non-active spoil piles. Active spoil piles shall be covered/stabilized adequately when rainy conditions are evident (see Condition of Approval 7.2) or at any time when spoil material could enter Covered Species terrestrial or aquatic habitat.	ITP Condition # 7.13	Entire Project	Permittee	
54	Pesticides Prohibited. Permittee shall ensure that rodenticides or other poisons used in the control of fossorial (burrow-dwelling) mammals, and herbicides, are not used within the Project Area during the term of this ITP unless otherwise approved in writing by CDFW.	ITP Condition # 7.14	Entire Project	Permittee	
POST-CONSTRUCTION					
55	Refuse Removal. Upon completion of Covered Activities, Permittee shall remove from the Project Area and properly dispose of all temporary fill and construction refuse, including, but not limited to, broken equipment parts, wrapping material, cords, cables, wire, rope, strapping, twine, buckets, metal or plastic containers, and boxes.	ITP Condition # 5.16	Post-construction	Permittee	

	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Status / Date / Initials
56	Final Mitigation Report. No later than 45 days after completion of all mitigation measures, Permittee shall provide CDFW with a Final Mitigation Report. The Designated Biologist shall prepare the Final Mitigation Report which shall include, at a minimum: (1) a summary of all Monthly Compliance Reports and all Annual Status Reports; (2) a copy of the table in the MMRP with notes showing when each of the mitigation measures was implemented; (3) all available information about Project-related incidental take of the Covered Species; (4) information about other Project impacts on the Covered Species; (5) beginning and ending dates of Covered Activities; (6) an assessment of the effectiveness of this ITP's Conditions of Approval in minimizing and fully mitigating Project impacts of the taking on Covered Species; (7) recommendations on how mitigation measures might be changed to more effectively minimize take and mitigate the impacts of future projects on the Covered Species; and (8) any other pertinent information.	ITP Condition # 6.11	Post-construction and after completion of mitigation	Permittee	

Attachment 2

http://www.nwhc.usgs.gov/publications/amphibian_research_procedures/handling_and_restraint.jsp

Restraint and Handling of Live Amphibians

STANDARD OPERATING PROCEDURE
ARMI SOP No. 100
Revised, 16 February 2001

I. PURPOSE: Provide guidelines for humane handling of amphibians so that injury and distress to the amphibian are minimized.

II. SCOPE: These guidelines apply to larvae and tadpoles, as well as adult frogs, toads, salamanders and neotenes. Because of their anatomically different and very delicate skin, tadpoles and larvae must be handled differently than post-metamorphic amphibians.

III. EQUIPMENT and SUPPLIES.

A. Standard capture equipment (seine nets, dip nets, minnow traps)

B. Clear plastic bags (half liter or full liter size)

IV. BACKGROUND: There are three main hazards associated with handling live amphibians: two to the amphibian and one to the handler. To amphibians, the main dangers of being handled are skin damage that could result in secondary skin infections, and bone and muscle injuries caused by struggling when being held. For the handler, the main danger comes from toxic skin secretions produced by some amphibians (in the USA, this is mostly newts and the introduced giant/marine toad). Tadpoles and larvae have thin delicate skin that is very easily damaged by the slightest handling. The skin of larvae lacks keratin and has fewer cell layers than adult amphibian skin. Therefore, direct contact handling of tadpoles and larvae is to be avoided; instead, these amphibian stages are examined through clear flexible plastic bags containing water. Although the skin of adult (post-metamorphic) amphibians has keratin and is less delicate than larval skin, their skin is still much more delicate than the skin of reptiles, birds and mammals. Rough handling of adult amphibians can easily result in skin abrasions, small tears, punctures, erosions and ulcers; normally, minor skin wounds heal quickly, but if contaminants, sewage or high levels of microorganisms are present in the pond or other environment, then wound infections are possible.
Frogs and Toads. All amphibians can be expected to struggle following capture. For anurans, there is a danger that vigorous kicking with the hindlimbs can cause joint dislocations or a broken (fractured) back; broken backs are a well-documented and major problem in another species that moves by hopping---rabbits. Therefore, proper

restraint of anurans, first and foremost involves inhibiting their ability to kick. Salamanders. For salamanders, there are three major dangers associated with handling: 1) loss (automizing) of the tail, 2) damage to the very delicate external gills (in neotenes), and 3) back injury during whip-like thrashing movements.

V. METHODS OF PHYSICAL RESTRAINT:

A. Anurans. Medium and large size frogs and toads (those about 5 grams and larger) should be grasped around the waist with the hindlimbs fully extended. The animal should not be allowed to bend (flex) its hip and knee joints, since this would allow it to kick.

B. Caudates. Medium and large size salamanders (those about 5 grams and larger) should be grasped in the middle of the body between the forelimbs and hindlimbs. Larval and neotenic salamanders should never be grasped around the head or neck, because the gills can be easily damaged. Under no circumstances should salamanders be grasped by the tail or picked up by the tail.

C. Larvae. All larvae (including tadpoles) should be handled with nets or scoops. For examinations, the larvae should be placed in a clear plastic bag with a mild amount of water. Alternatively, larvae may be sedated with an anesthetic and examined in a dish or bowl of water. As much as possible, larvae should be examined only while they are in water. Larvae should not be grasped with bare hands.

VI. MISHAPS.

A. Skin wounds: If an amphibian suffers a skin wound during handling, it is recommended that the wound be sprayed with the over-the-counter product, Bactine® (See the SOP on Toe Clipping of Frogs and Toads, NWHC ACUC Protocol 2001-004). All other topical antiseptics and disinfectants (sprays and ointments) are CONTRAINDICATED in amphibians. If possible, the animal should then be released on land rather than into water, since the antiseptic spray would be quickly washed off in water.

B. Broken back: If a frog or toads suffers a broken back during capture or handling, it should be promptly euthanized. It would be inhumane to release such a crippled animal. An animal with a broken back will have serious damage to the spinal cord and should show almost immediate paralysis of the hindlimbs and tail. Recommended methods of humane euthanasia include (see NWHC ACUC Protocol 1999-009, Methods of Euthanasia):

1. Pithing
2. Overdosing in anesthetic solutions of MS222 or benzocaine

3. Application of a benzocaine-based topical ointment (as used by humans to relieve tooth-aches) to the top or the head and dorsum of the body.

C. Broken leg: If a major bone of a limb is broken during capture or handling, the animal should be euthanized or taken to a wildlife rehabilitation center or veterinarian for treatment. A broken leg bone typically is recognized as an abnormal bend in the leg where there is no joint; other signs of a broken leg bone are protrusion of a bone fragment through the skin, inability of the animal to move a limb or position a leg in its normal resting posture. After treatment, amphibians with broken bones might be given to a zoo or placed in a captive breeding program. Only if the injured amphibian is kept isolated from all other fish, amphibians and reptiles (eg, in a separate cage) during treatment, can it later be considered for release at the point of capture. Injuries to digits (toes and fingers) generally are not life-threatening; if the skin of the injured toe also is wounded, then treatment with Bactine® prior to immediate release is acceptable. If a toe bone is broken and protruding through the skin, the affected toe may be amputated just proximal to the site of the fracture, the stump should be sprayed with Bactine®, and the animal may be released.

D. Automized tail: If a salamander automizes (detaches) its tail during capture or handling, the stump should be treated (sprayed) with Bactine®; the salamander can then be promptly released.

E. Crushing injuries to head and body. Amphibians that have serious injuries to skin, muscles and bones should be promptly euthanized. Crushing injuries that are limited to a limb or tail will require treatment at a wildlife rehabilitation center or a veterinary clinic; alternatively, the animal may be euthanized, but it would be inhumane to release a seriously injured amphibian.

F. Snout abrasions. Amphibians that are held in glass or clear plastic containers may jump head-first into the glass, or may rub their snout against the container in attempts to burrow out. If amphibians are held for more than an hour in a clear container (bottle, aquarium, etc), they should be examined for evidence of skin injury at the tip of the snout and elsewhere around the head prior to release. If abrasions are detected, they should be sprayed with Bactine® prior to release.

G. Toxic skin secretions. All amphibians have glands in their skin that secrete a vast number of chemicals; some of which are merely noxious and repellant-like, while others may cause skin or eye irritation, and some may actually kill. The poison-dart frogs of Central America are an example of a frog with toxic secretions that can kill a human. Among the native amphibians of the United

States, the two amphibians of greatest concern are giant toads (also called cane toads, marine toads, aga toads; Bufo marinus) and western newts of the genus, Taricha.

Giant toads secrete a potent white mucoid substance from their parotid glands (large warts just behind the eyes) that affects the heart, but it is not absorbed through the intact human skin; however, the toxin is readily absorbed through the eyes and mouth. Hence, the best way to prevent poisoning is to carefully avoid rubbing the eyes or putting fingers in the mouth after handling a giant toad. If skin secretions of giant toads contact the eye or mouth, then flush promptly with generous amounts of clean fresh water or contact lens wetting solution, and then seek emergency care at a clinic or hospital if stinging or numbness of the eye or mouth develops.

Newts of the genus, Taricha, also secrete toxins from their skin; it is presumed that the entire body of these newts secretes toxins (newts and other salamanders do not have parotid glands). Their skin secretions are very irritating to the eyes and mouth. Temporary blindness (lasting about 24 hrs) has been reported by field biologists that handled newts and then rubbed their eyes. If sensations of blurred vision,or burning or stinging of the eyes occur after handling any genus or species of newt, wash the eyes with copious amounts of fresh clean water (or contact lens wetting solutions) and promptly seek medical care. Persons with newt skin secretions in their eyes are advised not to drive a vehicle or operate other dangerous or heavy equipment.

Finally, it is possible that other amphibian species in the USA besides giant toads and newts, could produce skin secretions that are irritants to the eyes. Furthermore, amphibians may carry some bacteria in their intestines and feces that are human pathogens, such as the bacteria, Salmonella and Leptospira. Hence, it is always best to practice good personal hygiene after handling any amphibian (namely, thoroughly wash your hands with soap and water).

VII. CITED LITERATURE:

1. MARTIN, D., and H. HONG. 1991. The use of Bactine® in the treatment of open wounds and other lesions in captive anurans. Herpetol Rev 22: 21.

IRREVOCABLE STANDBY LETTER OF CREDIT
NO. [***Number issued by financial institution***]

Issue Date: [***date***]

Beneficiary:

California Department of Fish and Wildlife
Post Office Box 944209
Sacramento, CA 94244-2090
Attn: HCPB Mitigation Account Coordinator

Amount: U.S. $[***dollar number***] [(***dollar amount***)]

Expiry: [***Date***] at our counters

Dear Sirs:

1. At the request and on the instruction of our customer, [***name of applicant***] ("Applicant"), we, [**Name of *financial institution***] ("Issuer"), hereby establish in favor of the beneficiary, the California Department of Fish and Wildlife ("CDFW"), this irrevocable standby letter of credit ("Credit") in the principal sum of U.S. $[***dollar number***] [(***dollar amount***)] ("Principal Sum").

2. We are informed this Credit is and has been established for the benefit of the CDFW pursuant to the terms of the incidental take permit for the [***name of project***] issued by the CDFW to the Applicant on [***date***] (No. [***number***]) ("Permit").

3. We are further informed that pursuant to the Permit, the Applicant has agreed to complete certain mitigation requirements, as set forth in Conditions [***numbers***] in the Permit ("Mitigation Requirements").

4. We are finally informed that this Credit is intended by the CDFW and the Applicant to serve as a security device for the performance by the Applicant of the Mitigation Requirements.

5. The CDFW shall be entitled to draw upon this Credit only by presentation of a duly executed Certificate for Drawing ("Certificate") in the same form as Attachment A, which is attached hereto, at our office located at [***name and address of financial institution***].

6. The Certificate shall be completed and signed by an "Authorized Representative" of the CDFW as defined in paragraph 12 below. Presentation by the CDFW of a completed Certificate may be made in person or by registered mail, return receipt requested, or by overnight courier.

7. Upon presentation of a duly executed Certificate as above provided, payment shall be made to the CDFW, or to the account of the CDFW, in immediately available funds, as the CDFW shall specify.

8. If a demand for payment does not conform to the terms and conditions of this Credit, we shall give the CDFW prompt notice that the demand for payment was not effected in accordance with the terms and conditions of this Credit, state the reasons therefore, and await further instruction.

9. Upon being notified that the demand for payment was not effected in conformity with the Credit, the CDFW may correct any such non-conforming demand for payment under the terms and conditions stated herein.

10. All drawings under this Credit shall be paid with our funds. Each drawing honored by us hereunder shall reduce, *pro tanto*, the Principal Sum. By paying to the CDFW an amount demanded in accordance herewith, we make no representations as to the correctness of the amount demanded.

11. This Credit will be cancelled upon receipt by us of Certificate of Cancellation, which: (i) shall be in the form of Attachment B, which is attached hereto, and (ii) shall be completed and signed by an Authorized Representative of the CDFW, as defined in paragraph 12 below.

12. An "Authorized Representative" shall mean either the Director of the California Department of Fish and Wildlife, the General Counsel of the California Department of Fish and Wildlife, or a Regional Manager of the California Department of Fish and Wildlife.

13. This Credit shall be automatically extended without amendment for additional periods of one year from the present or any future expiration date hereof, unless at least sixty (60) days prior to any such date, we notify the CDFW in writing by registered mail, return receipt requested, or by overnight courier that we elect not to consider this Credit extended for any such period.

14. Communications with respect to this Credit shall be in writing and addressed to us at [**name and address of *financial institution***], specifically referring upon such writing to this credit by number. The address for notices with respect to this Credit shall be: (i) for the CDFW: California Department of Fish and Wildlife, Habitat Conservation Planning Branch, 1416 Ninth Street, 12th Floor, Sacramento, California 95814-2090 Attn: HCPB Mitigation Account Coordinator; and (ii) for the Applicant: [***name and address of applicant***].

15. This Credit may not be transferred.

16. This Credit is subject to the International Standby Practices 1998 ("ISP 98"). As to matters not covered by the ISP 98 and to the extent not inconsistent with the ISP 98, this credit shall be governed by and construed in accordance with the Uniform Commercial Code, Article 5 of the State of California.

17. This Credit shall, if not canceled, expire on [***expiration date***], or any extended expiration date.

18. We hereby agree with the CDFW that documents presented in compliance with the terms of this Credit will be duly honored upon presentation, as specified herein.

19. This Credit sets forth in full the terms of our undertaking. Such undertaking shall not in any way be modified, amended or amplified by reference to any document or instrument referred to herein or in which this Credit is referred to or to which this Credit relates and any such reference shall not be deemed to incorporate herein by reference any document or instrument.

[***Name of financial institution***]

By: _____
Name: _____
Title: _____

ATTACHMENT A

IRREVOCABLE STANDBY LETTER OF CREDIT NO. [***Number issued by financial institution***]
CERTIFICATE FOR DRAWING

To:

[***Name and address of financial institution]***

Re: Incidental Take Permit No. [***permit number***]

The undersigned, a duly Authorized Representative of the California Department of Fish and Wildlife ("CDFW"), as defined in paragraph 12 in the above-referenced Irrevocable Standby Letter of Credit ("Credit"), hereby certifies to the Issuer that:

1. [***Insert one of the following statements:*** "In the opinion of the CDFW, the Applicant has failed to complete the Mitigation Requirements referenced in paragraph 3 of the Credit." ***or*** "As set forth in paragraph 13, the Issuer has informed the CDFW that the Credit will not be extended and the Applicant has not provided the CDFW with an equivalent security approved by the CDFW to replace the Credit."]

2. The undersigned is authorized under the terms of the Credit to present this Certificate as the sole means of demanding payment on the Credit.

3. The CDFW is therefore making a drawing under the Credit in amount of U.S. $_____.

4. The amount demanded does not exceed the Principal Sum of the Credit.

Therefore, the CDFW has executed and delivered this Certificate as of the ___day of _____, _____.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

BY: _____
[Insert one of the following: "DIRECTOR" ***or*** "GENERAL COUNSEL" ***or*** "REGIONAL MANAGER, [***NAME OF REGIONAL OFFICE***]"]

ATTACHMENT B

IRREVOCABLE LETTER OF CREDIT NO. [***Number issued by financial institution***]
CERTIFICATE FOR CANCELLATION

To:

[***Name of financial institution and address***]

Re: Incidental Take Permit No. [***permit number***]

The undersigned, a duly Authorized Representative of the California Department of Fish and Wildlife("CDFW"), as defined in the paragraph 12 in the above-referenced Irrevocable Standby Letter of Credit ("Credit"), hereby certifies to the Issuer that:

1. [***Insert one of the following statements:*** "The Applicant has presented documentary evidence of full compliance with the Mitigation Requirements referenced in paragraph 3 of the Credit." ***or*** "The natural expiration of this Credit has occurred."]

2. The CDFW therefore requests the cancellation of the Credit.

Therefore, the CDFW has executed and delivered this Certificate for Cancellation as of the ____ day of _____, _____.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

BY: _____
[Insert one of the following: "DIRECTOR" ***or*** "GENERAL COUNSEL" ***or*** "REGIONAL MANAGER, [***NAME OF REGIONAL OFFICE***]"]

State of California - Department of Fish and Wildlife

MITIGATION PAYMENT TRANSMITTAL FORM

DFW 1057 (NEW 07/28/17)

Project Applicant Instructions: Please fill out and attach this form to payment. For conservation banks, also attach the Bill(s) of Sale for credits sold. One form may be used for multiple transactions, **BUT YOU MUST USE A SEPARATE FORM FOR EACH CHECK YOU TRANSMIT**. Make sure to include Project Name, Project Tracking Number, and ASB Mitigation Tracking Number (if available) on the attached payment type.

1. DATE: _____ **TO:** _____ Regional Manager _____ Region Office Address	**2. FROM:** _____ Name _____ Mailing Address _____ City, State, Zip _____ Telephone Number/FAX Number
3. RE: _____ Project Name as appears on permit/agreement	

4. AGREEMENT/ACCOUNT INFORMATION: (check the applicable type)

☐ 2081 Permit ☐ Conservation Bank ☐ 2835 NCCP ☐ 1802 Agreement ☐ 1600 Agreement ☐ Other _____

_____
Project Tracking Number

5. PAYMENT TYPE (One check per form only): The following funds are being remitted in connection with the above referenced project:

Check information:

Total $_____ Check No. _____

Account No. _____ Bank Routing No. _____

a. Endowment: for Long-Term Management Subtotal $_____

b. Habitat Enhancement Subtotal $_____

c. Security:

1. Cash Refundable Security Deposit Subtotal $_____
2. Letter of Credit Subtotal $_____
   1. Financial Institution: _____
   2. Letter of Credit Number: _____
3. Date of Expiration: _____

ACCOUNTING OFFICE USE ONLY	
Description	**FI$Cal Coding**
Speedchart (Project, Program, Reference, Fund)	
Reporting Structure	
Category	
Date Established: _____ By: _____	