



**California Department of Fish and Wildlife  
Inland Deserts Region  
3602 INLAND EMPIRE BLVD., SUITE C-220  
ONTARIO, CA 91764**

California Endangered Species Act  
Amended Incidental Take Permit No. 2081-2021-026-06  
(Amendment No. 3)

**SILVERWOOD (TAPESTRY PHASE I) PROJECT**

**I. 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<sup>1</sup> of any species of wildlife designated by the California Fish and Game Commission as an endangered, threatened, or candidate species.<sup>2</sup> However, CDFW may authorize the take of any such species by permit pursuant to the conditions set forth in Fish and Game Code section 2081, subdivisions (b) and (c). (See Cal. Code Regs., tit. 14, § 783.4).

<b>Permittee:</b>	<b>Silverwood Development Phase 1, LLC</b>
<b>Principal Officer:</b>	<b>John Ohanian, General Manager</b>
<b>Contact Person:</b>	<b>John Ohanian, (714) 785-2381</b>
<b>Mailing Address:</b>	<b>17750 ½ Ranchero Road Hesperia, CA 92345</b>

**II. Amended ITP Background:**

On April 21, 2021, Permittee submitted a CESA ITP application to 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. Permittee sought take coverage authorization for a CESA listed species associated with project-related impacts from the Silverwood (Tapestry Phase I) Project (Project), in San Bernardino County, California.

On March 23, 2022, the California Department of Fish and Wildlife (CDFW) issued Incidental Take Permit No. 2081-2021-026-06 (ITP) to Silverwood Development Phase 1, LLC (Permittee), authorizing take of western Joshua tree (*Yucca brevifolia*) (Covered Species) associated with and incidental to the Project. The Project, as described in the ITP, includes the first phase of development of 1,033.1 acres of the Tapestry Specific Plan into residential uses as well as supporting public facilities and infrastructure, including off-site infrastructure improvements. In issuing the ITP, CDFW found, among

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<sup>1</sup> 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".])

<sup>2</sup> 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.

other things, that Permittee's compliance with the Conditions of Approval of the ITP would fully mitigate Project impacts of the taking on the Covered Species and that issuance of the ITP would not jeopardize the continued existence of the Covered Species.

In a letter dated October 21, 2022, Permittee requested an amendment to their ITP for changes that were made following issuance of the ITP, including decreases in the distance to daylight lines and subsequent reductions in the limits of grading, reductions in impacts to avoid easements, and minor essential design modifications. Reductions in the distance to daylight lines were made to decrease project impacts to sensitive biological resources within all of Phase 1. Additional requested changes to project impact limits included the removal of the temporary water storage pond in the southern portion of the Project area. The Permittee requested the water booster station, located in the southeastern part of the Project area and analyzed during the California Environmental Quality Act review but not included in the initial ITP application, be added to the Project design. The booster station would include an extension of Silverwood Trail Road (approximately 1,000 linear feet) to allow access to the site. A single temporary brow ditch would be added to convey flows across the site construction and into a stormwater basin. The temporary water storage pond for recycled water would no longer be needed as part of the Project and the Permittee requested to remove it. The total Project area decreased from 1,033.1 to 1,014.9 acres. On February 21, 2023, CDFW issued ITP No. 2081-2021-026-06-A1 to the Permittee, which included the requested changes and authorized take of the Covered Species associated with and incidental to the Project.

In a letter dated August 7, 2023, the Permittee requested a timeline extension for the compensatory mitigation associated with the impacts for the Covered Species. Furthermore, the Permittee refers to the Western Joshua Tree Conservation Act as a point of reference for the need to extend the timeline to complete its compensatory mitigation, as this Act brought uncertainties to the Permittee, mitigation options, and mitigation banks. The Permittee requested an extension of 12 months to their 18-month timeline, for a new timeline of 30 months to complete their compensatory mitigation requirements. On September 21, 2023, CDFW issued ITP No. 2081-2018-026-06-A2 to the Permittee, which included the requested changes and authorized take of the Covered Species associated with and incidental to the Project.

On July 25, 2024, CDFW received the Permittee's request to amend the ITP for major changes to the ITP following new legislation enacting the Western Joshua Tree Conservation Act (WJTCA). The Permittee requested to remove 397.1 acres (Figure 3) where no work has occurred from this ITP as stated they will seek take authorization under the WJTCA. Project impacts to the Covered Species will then be reduced from 578.7 to 330.1 acres of occupied Covered Species habitat under this Amended ITP. The revised project area of 617.8 acres will be authorized for take of the Covered Species under this Amended ITP that will include portions of Phase 1A, Phase 1B and the Undeveloped Open Space as identified in Figure 3. Finally, the Major Amendment proposal communicates that the permittee will seek take authorization for the excluded 397.1 acres of occupied Covered Species habitat by applying for take authorization through the WJTCA.

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This Major Amendment updates the direct impacts of the Project based on the modified Project Description and Project Area, and an updated assessment of Covered Species habitat impacts. The changes in acreage of each Project Component are listed in Table 1 and Table 2 below.

CDFW finds that this amendment is a Major Amendment, as defined in California Code of Regulations, title 14, section 783.6, subdivision (c)(5). It is not expected that this Major Amendment will increase Project impacts on the species (i.e., “impacts of taking” as used in Fish and Game Code Section 2081, subd. (b)(2)). Issuance of this Major Amendment does not affect CDFW’s previous determination that issuance of the ITP meets and is otherwise consistent with the permitting criteria set forth in Fish and Game Code section 2081, subdivisions (b) and (c). None of the factors that would trigger the need for subsequent or supplemental environmental analysis of the Project under Public Resources Code section 21166 or California Code of Regulations, Title 14, sections 15162 and 15163, exist as a result of this Major Amendment.

CDFW now reissues this ITP including the revised provisions in this Major Amendment (Collectively, the Amended ITP). The Amended ITP includes all of the operative provisions as of the effective date of this Amended ITP. Attachment 6 to this Amended ITP shows the specific red-line changes made to the ITP as a result of this Major Amendment.

### **III. Effective Date and Expiration Date of this ITP:**

This Amended ITP shall become effective when signed by all parties and received by CDFW as described in the Notices section of this Amended ITP. Unless renewed by CDFW, this Amended ITP and its authorization to take the Covered Species shall expire on **March 21, 2027**.

Notwithstanding the expiration date on the take authorization provided by this Amended ITP, Permittee’s obligations pursuant to this Amended ITP do not end until CDFW accepts as complete the Permittee’s Final Mitigation Report required by Condition of Approval 6.7 of this Amended ITP.

### **IV. Project Location:**

The Project is located east of Interstate 15 and north of State Route 173 within the City of Hesperia, San Bernardino County (See Figure 1). The Project is located approximately 8 miles east of I-15, north of SR-173, south of Ranchero Road, and west of Arrowhead Lake Road miles at approximately Latitude 34.367085°, Longitude -117.281207°. The Project site is bounded by City of Hesperia development to the north, the Mojave River to the east, the West Fork Mojave River to the south, and the California Aqueduct to the west.

### **V. Project Description:**

The Project is a portion of the first phase of development of 1,014.9 acres of the Tapestry Specific Plan into residential uses as well as supporting public facilities and infrastructure, including off-site infrastructure improvements. Approximately 144.2 acres will remain as undeveloped open space. The project includes 2,104 residential units, ranging from low to medium density and an elementary school in the southern portion of the project (see Figure 2). Parks in this phase will encompass approximately 81 acres, including an approximate 34-acre community park and six neighborhood or pocket parks totaling approximately 47 acres. Trails will link the parks and proposed residences and open space areas.

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Phase 1 would be constructed in two distinct subphases: Phases 1A and 1B and will take approximately three years to complete (Figure 3). Phase 1A includes the areas of the site that will commence in the first six months of the project, including Silverwood Trail, other project roads and utilities, and the portions of the project that will deliver the first set of homes, parks, and associated infrastructure. Phase 1B is expected to commence approximately six months after the start of Phase 1A and will consist of the remainder of the Project. Phase 1A and 1B combined host 869.3 acres of Covered Species habitat. However, 397.1 acres of Covered Species habitat within Phase 1A and 1B will seek take authorization through the WJTCA immediately upon issuance of this Amended ITP. The remainder of 473.6 acres within Phase 1A and 1B, and the Undeveloped Open Space of 144.2 acres, accumulating 617.8 acres will be covered by this permit. Table 1 is updated below to show the amended Project Area.

Table 1. Acreage of Project and Phase 1A and 1B

Area of Project	Total Area (Acres)	Area of Authorized Take (Acres)	Area of Current Impact to Occupied Species Habitat (Acres)	Area removed from ITP (to be permitted by the WJTCA) (Acres)
Phase 1A	304.2	291.9	186.8	12.3
Phase 1B	565.1	181.7	143.3	383.4
Undeveloped Open Space	144.2	144.2	0	0
Existing Developed Area Outside of Development and Undeveloped Open Space	1.4	0	0	1.4
<b>Total</b>	<b>1,014.9</b>	<b>617.8</b>	<b>330.1</b>	<b>397.1</b>

Project activities to occur in Phase 1A and Phase 1B include establishing a perimeter, relocation of Covered Species and other native vegetation, removal of trash and debris, mechanical vegetation removal, mass grading, trenching for underground utilities, and construction of facilities, as described in detail below.

*Establishing a Perimeter:* The initial work on the site will establish a perimeter around the Project area. Pickup trucks and flatbed trailers will be used to transport fencing materials along the site perimeter. The fencing will be installed using a combination of shovels, post-hole diggers, and mechanical augers. Staking of the upcoming subphase will be completed using pickup trucks and survey equipment.

*Relocation of Covered Species and other Native Vegetation:* A portion of the Covered Species and

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other native vegetation (e.g., junipers and cactus species) deemed suitable for transplanting into the Project's landscaping areas will be removed and relocated. Select Covered Species, generally less than 10 feet in height, will be removed by mechanical equipment. The equipment expected to be used to excavate individuals proposed for translocation is a hydraulic tree spade for larger individuals and a pneumatic jack hammer with a spade or paddle bit to remove smaller trees. The excavated trees will be laid horizontally and transported either directly to project landscaping areas or to the on-site nursery using a forklift, UTV, truck or tractor. Roots and root balls from the excavated Covered Species will be treated and the individuals will be stored at the on-site nursery until they are ready to be re-planted. Covered Species' seed may also be collected if it is available, depending on the timing of the start of construction. The other native vegetation will be relocated with equipment using a spade attachment for later use in project landscaping and other areas of the site.

*Trash and Debris Removal:* Trash and debris will also be removed from the Project area both by hand and mechanically. Loaders and rubber-tired trucks will be used to collect the larger pieces of trash and debris for disposal off-site.

*Vegetation Removal:* Vegetation will be removed prior to grading using mechanical equipment (mow deck, discing, and loaders). The Covered Species that were deemed too large or unsuitable for transplanting will be removed during this activity. The vegetation and remaining Covered Species will be piled, mulched, and loaded into trucks for disposal at an approved facility off site. Water trucks will be used throughout this process for dust control purposes.

*Grading:* The Project area will be mass graded incrementally over a period of approximately 18 months due to the size of the site. Then the site will be pre-watered to introduce moisture into the soil to allow for proper compaction and movement of soils during grading. Mass grading will be completed using earth moving equipment (scrapers, wheel loaders, compaction equipment, and water trucks). Fine grading of specific subphases will occur to build the final pads, streets, and slopes. Fine grading of each of the subphases will occur based on demand for final lots and the development of the community. Fine grading will be completed using dozers, grading tractors, and motor graders.

*Trenching for Underground Utilities:* Underground utilities will be completed using trenching equipment and then backfilled and compacted using compaction equipment and water trucks.

*Construction of Facilities:* Water service will be provided via water infrastructure facilities as well as existing City of Hesperia water facilities. A water booster station will be constructed immediately south of Phase I development area. Roadways and other associated infrastructure necessary to support this phase of development will also be built. Elements required to meet the Project's Phase I Water Quality Management Plan will be installed including vegetated swales and buffers in locations along streets (and in between streets and sidewalks) and common areas, and extended detention basins at applicable outlet points within the Project area. Pads, streets, and slopes will be constructed, and landscaping installed.

**VI. Covered Species Subject to Take Authorization Provided by this Amended ITP:**

This Amended ITP covers the following species:

<u>Name</u>	<u>CESA Status<sup>3</sup></u>
1. western Joshua tree ( <i>Yucca brevifolia</i> )	Candidate <sup>4</sup>

This species and only this species is the “Covered Species” for the purposes of this Amended ITP.

**VII. 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 the use of vehicles, equipment, and hand-held tools in the Project area; installation of materials into the ground for perimeter fencing and subphase staking; removal and translocation of individuals with mechanical equipment; holding individuals temporarily in an on-site nursery; replanting individuals; seed collection; manual and mechanical removal of trash and debris using loaders and trucks; disposal of individuals; mass and fine grading and compaction of soil using earth moving equipment; removal and mulching of vegetation; use of water trucks for dust control; trenching and use of trenching equipment; building of final pads, streets, and slopes, and construction of other on-site facilities (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 removal of individuals with mechanical equipment; mulching removed individuals; relocation and replanting; decline and death resulting from damaged root systems; destruction and/or damage to seedbank and germinating seeds through use of equipment; entombment of seedbank from building of permanent structures; and eliminating habitat. Incidental take of individuals of the Covered Species may also occur from the Covered Activities in the form of catch, capture, or attempt to do so of the Covered Species from relocation activities; housing individuals in the on-site nursery; and the collection of seeds. The areas where take of the Covered Species is expected to occur include: the 473.6 acres of occupied habitat within Phase 1A and Phase 1B and the 144.2 acres of open space identified in Figure 3 and Table 1. The Permittee intends to seek take authorization for the remaining 397.1 acres through the WJTCA.

The Project is expected to cause the permanent loss of 330.1 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: destruction or modification of Covered Species habitat that may lead to mortality of Covered Species’ obligate pollinating moth (*Tegeticula synthetica*) during its dormancy within the soil or in its flight phase leading to compromised sexual recruitment of new individual Covered Species; mortality or disruption to the behavior of seed dispersing rodents leading to compromised germination success; and loss of nurse plants compromising seedling emergence and survival; elimination or reduction of photosynthesis and evapotranspiration efficiency due to accumulated of fugitive dust from Covered

<sup>3</sup> Under CESA, a species may be on the list of endangered species, the list of threatened species, or the list of candidate species.

<sup>4</sup> The species status may change following the decision of the Fish and Game Commission to designate the species as threatened or endangered but if there is such a designation, the species will remain a Covered Species.

Activities; destruction of macro- and micro-vegetation elements; introduction and invasion of non-native plant species due to disturbance of habitat conditions that leads to invasive species outcompeting native annual plant community establishment; invasive species colonization resulting in increased anthropogenic wildfire risk with increased frequency and intensity for remaining individuals and adjacent habitat; increased erosion associated impacts to individuals located near widened roadways or hardscapes due to concentrated runoff; compacting of soils resulting in decreased seedling survival and infiltration rates; stress or damage to individuals; long-term effects due to loss of suitable habitat and decline of local population; severe soil impacts such as leaving subsoil on the surface and disturbance to stabilized soil crusts and biotic components leading to reduced germination due to loss of organic material and soil nutrients, and moisture retention; and vandalism of individuals located in public areas due to facilitation of human access.

**VIII. Incidental Take Authorization of Covered Species:**

This Amended 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 Amended 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 Amended ITP, or intentional take of Covered Species except for capture and relocation of Covered Species as authorized by this Amended ITP.

**IX. 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, and staging and parking. CDFW’s issuance of this Amended 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 with regard to each respective Phase of the Project:

1. **Legal Compliance:** Permittee shall comply with all applicable federal, state, and local laws in existence on the effective date of this Amended 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 Initial Study/Environmental Impact Report (SCH No.: 2013111021) certified by City of Hesperia on January 26, 2016, as lead agency for the Project pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.).
3. **LSA Agreement Compliance:** Permittee shall implement and adhere to the mitigation measures and conditions related to the Covered Species in the Lake and Streambed Alteration Agreement (LSAA) Environmental Permit Information Management System (EPIMS) No. SBR-18339-R6 for the Project executed by CDFW pursuant to Fish and Game Code section 1600 et seq.
4. **Amended ITP Time Frame Compliance:** Permittee shall fully implement and adhere to the conditions of this Amended ITP within the time frames set forth below and as set forth in the

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Mitigation Monitoring and Reporting Program (MMRP), which is included as Attachment 1 to this Amended 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 Amended 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 Amended ITP.
- 5.2. Designated Biologist(s) and Biological Monitor(s).** Permittee shall submit to CDFW in writing the name, qualifications, business address, and contact information of the Designated Biologist(s) and Biological Monitor(s) using the Biologist Resume Form (Attachment 2) or another format containing the same information at least 30 days before starting Covered Activities. Permittee shall ensure that the Designated Biologist(s) and Biological Monitor(s) are knowledgeable and experienced in the biology, natural history, collecting and handling of the Covered Species. The Designated Biologist(s) and Biological Monitor(s) 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. Permittee shall obtain CDFW approval of the Designated Biologist(s) and Biological Monitor(s) in writing before starting Covered Activities and shall also obtain approval in advance, in writing, if the Designated Biologist(s) or Biological Monitor(s) must be changed.
- 5.3. Designated Biologist Authority.** To ensure compliance with the Conditions of Approval of this Amended ITP, the Designated Biologist shall immediately stop any activity that does not comply with this Amended ITP and/or order any reasonable measure to avoid the unauthorized take of an individual of the Covered Species. Permittee shall provide unfettered access to the Project Site and otherwise facilitate the Designated Biologist in the performance of his/her duties. If the Designated Biologist is unable to comply with the Amended ITP, then the Designated Biologist shall notify the CDFW Representative immediately. Permittee shall not enter into any agreement or contract of any kind, including but not limited to non-disclosure agreements and confidentiality agreements, with its contractors and/or the Designated Biologist that prohibit or impede open communication with CDFW, including but not limited to providing CDFW staff with the results of any surveys, reports, or studies or notifying CDFW of any non-compliance or take. Failure to notify CDFW of any non-compliance or take or injury of a Covered Species as a result of such agreement or contract may result in CDFW taking actions to prevent or remedy a violation of this Amended ITP.
- 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

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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 Amended ITP. Permittee shall prepare and distribute wallet-sized cards or a fact sheet handout containing this information for workers to carry in the Project Area. 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. 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 Documentation.** The Designated Biologist(s) and Biological Monitor(s) shall maintain construction-monitoring documentation on-site in either hard copy or digital format throughout the construction period, which shall include a copy of this Amended ITP with attachments and a list of signatures of all personnel who have successfully completed the education program. Permittee shall ensure a copy of the construction-monitoring documentation is available for review at the Project site upon request by CDFW.
- 5.6. 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, ideally at daily intervals but at least once a week, to avoid attracting opportunistic predators such as ravens, coyotes, and feral dogs.
- 5.7. 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.
- 5.8. 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 in that area.
- 5.9. 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.
- 5.10. Project Access.** Project-related personnel shall access the Project Area using existing routes, or routes identified in the Project Description and shall not cross Covered Species' habitat outside of or en route to the Project Area. Permittee shall restrict Project-related vehicle

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traffic to established roads, staging, and parking areas. 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 Amended ITP, among other reasons, if additional take of Covered Species will occur as a result of the Project modification.

- 5.11. 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 5.10 of this Amended ITP.
- 5.12. 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.
- 5.13. CDFW Access.** Permittee shall provide CDFW staff with reasonable access to the Project and mitigation lands under Permittee control, and shall otherwise fully cooperate with CDFW efforts to verify compliance with or effectiveness of mitigation measures set forth in this Amended ITP.
- 5.14. Refuse Removal.** Upon completion of Covered Activities, Permittee shall remove from the Project Area and properly dispose of all 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.

**6. Monitoring, Notification and Reporting Provisions:**

- 6.1. Notification Before Commencement.** The Designated Representative shall notify CDFW before starting Covered Activities and shall document compliance with all pre-Project Conditions of Approval before starting Covered Activities.
- 6.2. Notification of Non-compliance.** The Designated Representative shall immediately notify CDFW if the Permittee is not in compliance with any Condition of Approval of this Amended ITP, including but not limited to any actual or anticipated failure to implement measures within the time periods indicated in this Amended ITP and/or the MMRP. The Designated Representative shall follow up within 24 hours with a written report to CDFW describing, in detail, any non-compliance with this Amended ITP and suggested measures to remedy the situation.
- 6.3. Compliance Monitoring.** The Designated Biologist shall be on-site daily when Covered Activities occur. The Designated Biologist shall conduct compliance inspections a minimum

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of once a week during periods of inactivity and after clearing, grubbing, and grading are completed. 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 Amended 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 Amended ITP.

**6.4. Quarterly Compliance Report.** The Designated Representative or Designated Biologist shall compile the observation and inspection records identified in Condition of Approval 6.3 into a Quarterly Compliance Report and submit it to CDFW along with a copy of the MMRP table with notes showing the current implementation status of each mitigation measure. Quarterly Compliance Reports shall be submitted to the CDFW offices listed in the Notices section of this Amended ITP and via e-mail to CDFW's Regional Representative and Headquarters CESA Program. At the time of this Amended ITP's approval, the CDFW Regional Representative is Steven Recinos (Steven.Recinos@wildlife.ca.gov) and Headquarters CESA Program email is CESA@wildlife.ca.gov. CDFW may at any time increase 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.

**6.5. Annual Status Report.** Permittee shall provide CDFW with an Annual Status Report (ASR) no later than January 31 of every year beginning with issuance of this Amended ITP and continuing until CDFW accepts the Final Mitigation Report identified below. Each ASR shall include, at a minimum: (1) a summary of all Quarterly Compliance Reports for that year identified in Condition of Approval 6.4; (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, both for the prior calendar year, and a total since Amended ITP issuance; and (7) information about other Project impacts on the Covered Species.

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- 6.6. CNDDDB Observations.** The Designated Biologist shall submit all observations of Covered Species to CDFW’s California Natural Diversity Database (CNDDDB) within 60 calendar days of the observation and the Designated Biologist shall include copies of the submitted forms with the next Quarterly Compliance Report or ASR, whichever is submitted first relative to the observation.
- 6.7. 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 Quarterly Compliance Reports and all ASRs; (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 Amended 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.
- 6.8. Notification of Take or Damage.** Permittee shall immediately notify the Designated Biologist if a Covered Species is taken or damaged by a Project-related activity, or if a Covered Species is otherwise found dead or damaged within the vicinity of the Project. The Designated Biologist or Designated Representative shall provide initial notification to CDFW by email to Steven Recinos ([Steven.Recinos@wildlife.ca.gov](mailto:Steven.Recinos@wildlife.ca.gov)) and as described in the Notices section of this Amended ITP. The initial notification to CDFW shall include information regarding the location, species, and number of plants taken or damaged and the Amended ITP Number. Following initial notification, Permittee shall send CDFW a written report within two calendar days. The report shall include the date and time of the finding or incident, location of the plant or carcass, and if possible, provide a photograph, explanation as to cause of take or damage, and any other pertinent information.
- 6.9. Relocated Covered Species Report.** Permittee shall provide a Relocated Covered Species Report following the relocation of all Covered Species used in the project’s landscaping areas. The report shall be received no later than 45 days after completion of all mitigation measures. In the report, the Permittee shall provide a written documentation that includes the project information, location (latitude/longitude) of the relocated Covered Species, the height of the relocated species, date of relocation, and color photographs of the relocated species. Geographic Information Systems (GIS) data shall also be provided to supplement the report as outlined in Attachment 3. Take authorization shall apply to these Covered Species and does not extend to any subsequent recruitment and/or establishment of seedbank in the landscaping areas surrounding these Covered Species following Covered Activities and the expiration of this Amended ITP.

**7. Take Minimization Measures:** The following requirements are intended to ensure the

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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. Covered Species Avoidance.** Permittee in consultation with the Designated Biologist shall implement avoidance buffers surrounding Covered Species individuals and habitat within the 144.4 acres of area designated as open space following Condition of Approval 5.9. CDFW may require an amendment to this Amended ITP if additional take of Covered Species will occur as a result of Project modification in these areas.
- 7.2. Designated Areas for Stockpiling Materials.** Permittee shall ensure that fill brought into the Project Area is placed only in designated staging areas to avoid impacts on the Covered Species.
- 7.3. Perimeter Fencing.** To allow the passage of wildlife serving as seed dispersal agents for the Covered Species, Permittee shall provide an opening at grade 6 inches high by 12 inches wide every 100 feet along the perimeter fence.
- 7.4. Trenching.** Permittee shall not perform trenching activities during a storm event as soils around the root zone of individuals of the Covered Species may be more susceptible to erosion. Permittee shall only work during periods of dry weather (with less than a 40 percent chance of rain). No work shall occur during a precipitation event. Within at least 12 hours prior to the onset of precipitation, Permittee shall cease all trenching activities, all associated erosion control measures shall be in place, and all motorized equipment and fueling materials shall be removed from areas where runoff from these items can be reasonably foreseen to come into contact with Covered Species. Trenching halted due to precipitation may resume when precipitation ceases and after a dry-out period of 48 hours for rain events. Permittee shall monitor the National Weather Service 72-hour forecast for the Project Area. Weather forecasts shall be documented and provided upon request by CDFW. Permittee in consultation with the Designated Biologist shall place trenching/excavation spoils and materials an appropriate distance away from Covered Species habitat so direct and indirect impacts to the Covered Species do not occur.
- 7.5. Check Equipment for Leaks.** Permittee shall ensure that construction equipment and vehicles operated in the Project Area are checked and maintained daily to prevent leaks of fuel, lubricants, solvents or other fluids that could contaminate soils of avoided Covered Species or Covered Species habitat.
- 7.6. Spill Cleanup.** Permittee shall begin the cleanup of all spills per Condition of Approval 5.12. CDFW shall be notified immediately by the Permittee if any spills that may have contaminated the root system of the Covered Species specified for avoidance (within 20 feet of an individual). The Permittee shall have all spill clean-up equipment on site during construction.
- 7.7. Hazardous Substances.** Raw cement/concrete or washings thereof, asphalt, paint or other

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coating material, oil or other petroleum products, or any other substances resulting from Covered Activities, shall be prevented from contaminating soils within 50 feet of avoided Covered Species and/or entering Covered Species habitat. Any of these materials, placed within or where they may impact individuals of the Covered Species, by any party working under the Permittee, or with the permission of Permittee, shall be removed immediately.

- 7.8. Concrete Wash Out.** When pouring or working with wet concrete and washing materials/equipment that came in contact with concrete, Permittee shall ensure that concrete is contained locally in the wash out and does not contaminate soils within 50 feet of avoided Covered Species individuals or Covered Species habitat.
- 7.9. Fire Prevention.** To avoid impacts on the Covered Species as a result of fire, workers conducting Covered Activities with the potential to inadvertently cause a fire (e.g., excavating) shall be equipped with an appropriate level of fire prevention and suppression equipment, such as fire extinguishers, backpack pumps filled with water, shovels, welding tents, shields, and/or fire-resistant mats.
- 7.10. Rodenticides and Insecticides.** Permittee shall not use rodenticides and/or insecticides on the Project Area without providing an explanation for why these chemicals are required to complete Covered Activities and receiving written permission from CDFW. If the use of rodenticides are approved, Permittee shall not use any second-generation anticoagulant rodenticide (brodifacoum, bromadiolone, difethialone, and difenacoum) on the Project Area. Permittee shall not use any first-generation anticoagulant rodenticide (diphacinone, chlorophacinone, and warfarin) on the Project Area without prior written permission from CDFW.
- 7.11. Invasive Species.** Permittee shall conduct Covered 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.), to the Project Area and adjacent Covered Species habitat. Prevention best management practices and guidelines for invasive plants can be found on the California Invasive Plant Council's website at: <http://www.cal-ipc.org/ip/prevention/index.php>.
- 7.12. Fugitive Dust Control.** Permittee shall reduce fugitive dust by prohibiting ground disturbing Covered Activities when wind speed exceeds 25 mph, and limiting vehicle speeds on unpaved roads to 15 mph.

- 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 from 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 protected acreage required to provide for adequate compensation.

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To meet this requirement the Permittee shall either purchase Covered Species credits from a CDFW-approved mitigation or conservation bank pursuant to Condition of Approval 8.2 below OR shall provide for both the permanent protection and management 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 8.4 below that correspond to their respective Phases in Table 2. Purchase of Covered Species credits OR permanent protection and funding for perpetual management of HM lands must be complete before starting Covered Activities within each Phase, or within 30 months from the start of ground disturbance for each Phase if Security is provided pursuant to Condition of Approval 9.1 below for all uncompleted obligations.

**Table 2. Compensatory Habitat Required Per Phase**

<b>Project Phase</b>	<b>Area of Impact to Occupied Covered Species Habitat (acres)</b>	<b>Compensatory Habitat Required (acres)</b>
Phase 1A	186.8	548.3
Phase 1B	143.3	368.5
<b>Total</b>	<b>330.1</b>	<b>916.8</b>

**8.1. Cost Estimates.** For the purposes of determining the Security amount, CDFW has estimated the cost sufficient for CDFW or its contractors to complete 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 \$5,000.00/acre for 916.8 acres: **\$4,584,000.00**. Land acquisitions costs are estimated using local fair market current value per acre for lands with habitat values meeting mitigation requirements;
- 8.1.2. All other costs necessary to review and acquire the land in fee title and record a conservation easement as described in Condition of Approval 8.3.1 and 8.3.2 below: **\$17,400.00**;
- 8.1.3. 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 **\$1,833,600.00**;
- 8.1.4. Interim management period funding as described in Condition of Approval 8.3.6 below, estimated at **\$550,080.00**;

- 8.1.5. Long-term management funding as described in Condition of Approval 8.4 below, estimated at \$3,000.00/acre for 916.8 acres: **\$2,750,400.00**. Long-term management funding is estimated initially for the purpose of providing Security to ensure implementation of HM lands management.
- 8.1.6. 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 **\$6,000.00**.
- 8.1.7. All costs associated with CDFW engaging an outside contractor to complete the mitigation tasks, including but not limited to acquisition, protection, and perpetual funding and management of the HM lands and restoration of temporarily disturbed habitat. These costs include but are not limited to the cost of issuing a request for proposals, transaction costs, contract administration costs, and costs associated with monitoring the contractor's work **\$75,000.00**.
- 8.2. Covered Species Credits.** If the Permittee elects to purchase Covered Species credits to complete compensatory mitigation obligations, then Permittee shall purchase credits in the amounts according to Table 2 from a CDFW-approved mitigation or conservation bank prior to initiating Covered Activities within each Phase, or within 30 months from the start of ground disturbance for each Phase if Security is provided pursuant to Condition of Approval 9 below. Prior to purchase of Covered Species credits, Permittee shall obtain CDFW approval to ensure the mitigation or conservation bank is appropriate to compensate for the impacts of the Project. Permittee shall submit to CDFW a copy of the Bill of Sale(s) and Payment Receipt prior to initiating Covered Activities within each Phase or within 30 months from the start of ground disturbance for each Phase if Security is provided.
- 8.3. Habitat Management Lands Acquisition and Protection.** If the Permittee elects to provide for the acquisition, permanent protection, and perpetual management of HM lands to complete compensatory mitigation obligations, then the Permittee shall:
- 8.3.1. **Fee Title.** Transfer fee title of 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.



- 8.3.2. Conservation Easement. 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 elects not to be named as the grantee for 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 Civil Code sections 815-816, as amended, and Government Code sections 65965-65968, as amended and includes provisions expressly addressing Government Code sections 65966(j) and 65967(e). Because the “doctrine of merger” could invalidate the conservation interest, under no circumstances can the fee title owner of the HM lands serve as grantee for the conservation easement.
- 8.3.3. 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, documentation identifying the land to be purchased or property interest conveyed to an approved entity as mitigation for the Project’s impacts on Covered Species;
- 8.3.4. HM Lands Documentation. Provide a recent preliminary title report, Phase I Environmental Site Assessment, and other necessary documents (please contact CDFW for document list). 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;
- 8.3.5. 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. The grantee for the conservation easement cannot serve as the interim or long-term manager without the express written authorization of CDFW in its sole discretion.
- 8.3.6. 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 by CDFW. Start-up activities include, at a minimum: (1) preparing a final management plan for CDFW approval (see

<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=137386&inline>) (2) conducting a baseline biological assessment and land survey report within four months of recording or transfer; (3) developing and transferring Geographic Information Systems (GIS) data if applicable; (4) establishing initial fencing; (5) conducting litter removal; (6) conducting initial habitat restoration or enhancement, if applicable; and (7) installing signage.

**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 three 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, vegetation and invasive species management, signage replacement, if necessary, vertical mulching and visual minimization, and monitoring the population of the Covered Species.

Permittee shall either (1) provide Security to CDFW for the minimum of three 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.

**8.4. Endowment Fund.** If the Permittee elects to provide for the acquisition, permanent protection, and perpetual management of HM lands to complete compensatory mitigation obligations, then the Permittee shall ensure that the HM lands are perpetually managed, maintained, and monitored by the long-term land manager as described in this Amended 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 is permanently restricted to paying the costs of long-term management and stewardship of the mitigation property for which the funds were set aside, which costs include the perpetual management, maintenance, monitoring, and other activities on the HM lands consistent with this Amended ITP, the conservation easement, and the management plan required by Condition of Approval 8.3.6. Endowment as used in this Amended ITP shall refer to the endowment deposit and all interest, dividends, other earnings, additions and appreciation thereon. The Endowment shall be governed by this

Amended 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 Amended 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(b)(1) or, in the alternative, the basis for finding that the Project qualifies for an exception pursuant to Government Code section 65968(b)(2); and (iv) a copy of the proposed Endowment Manager's certification pursuant to Government Code section 65968(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(b)(3) 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(b)(3).

- 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 an endowment assessment (equivalent to a Property Analysis Record (PAR)) to calculate the amount of funding necessary to ensure the long-term management of the HM lands (Endowment Deposit Amount). Note that the endowment for the easement holder should not be included in this calculation. The Permittee shall submit to CDFW for review and approval the results of the endowment assessment before transferring funds to the Endowment Manager.

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

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

8.4.2.2.1. 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.

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

8.4.2.2.3. 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.

8.4.4. Management of the Endowment. 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 Amended ITP, Government Code sections 65965-65968, as amended, and Probate Code sections 18501-18510, as amended.

Notwithstanding Probate Code sections 18501-18510, the Endowment Manager shall not make any disbursement from the Endowment that will result in expenditure of any portion of the principal of the endowment without the prior written approval of CDFW in its sole discretion. Permittee shall ensure that this requirement is included in any agreement of any kind governing the holding, investment, management, and/or disbursement of the Endowment funds.

Notwithstanding Probate Code sections 18501-18510, if CDFW determines in its sole discretion that an expenditure needs to be made from the Endowment to preserve the

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conservation values of the HM lands, the Endowment Manager shall process that expenditure in accordance with directions from CDFW. The Endowment Manager shall not be liable for any shortfall in the Endowment resulting from CDFW's decision to make such an expenditure.

**8.5. Reimburse CDFW.** Permittee shall reimburse CDFW for all reasonable costs incurred by CDFW related to issuance and monitoring of this Amended ITP, including, but not limited to transaction fees, account set-up fees, administrative fees, title and documentation review and related title transactions, costs incurred from other state agency reviews, and overhead related to transfer of HM lands to CDFW.

**9. 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 within each Phase. Permittee shall provide Security as follows:

**9.1. Security Amount.** The total Security shall be in the amount of **\$9,816,480.00** or in the amount identified in 8.1 specific to the obligation that has not been completed. This amount is determined by CDFW based on the cost estimates identified in Condition of Approval 8.1 above, sufficient for CDFW or its contractors to complete land acquisition, property enhancement, startup costs, initial management, long-term management, and monitoring. The Permittee shall provide Security in Phases prior to ground disturbance occurring for that Phase based on the acreage in Table 1. Phase 1A will be in the amount of **\$5,595,394.00** and Phase 1B will be in the amount of **\$4,221,086.00**.

**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 by Phase shall be provided to CDFW within 30 Calendar Days before Covered Activities begin for that Phase.

**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.** 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 an escrow agreement, 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 Amended ITP.

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**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:

**Credit Purchase**

- Copy of Bill of Sale(s) and Payment Receipt(s) for the purchase of Covered Species credits; and
- Timely submission of all required reports.

**Habitat Management Land Acquisition (HMLA)**

- 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.

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 the Amended No. 1 ITP or within 30 months from the start of ground disturbance for each Phase. 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.

**X. Amendment:**

This Amended ITP may be amended as provided by California Code of Regulations, Title 14, section 783.6, subdivision (c), and other applicable law. This Amended 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 Amended 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.

**XI. Stop-Work Order:**

If CDFW determines the Permittee has violated any term or condition of this Amended ITP or has engaged in unlawful take, CDFW may issue Permittee a written stop-work order instructing the Permittee to suspend any Covered Activity for an initial period of up to 30 days or risk suspension or revocation of this Amended ITP. CDFW can issue a stop-work order to prevent or remedy a violation of this Amended 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, regardless of whether that species is a Covered Species under this Amended ITP. Permittee shall stop work immediately as directed by CDFW upon receipt of any such stop-work order. Upon

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written notice to Permittee, CDFW may extend any stop-work order issued to Permittee for a period not to exceed 30 additional days.

If Permittee fails to remedy the violation or to comply with a stop-work order, CDFW may proceed with suspension and revocation of this Amended ITP. Suspension and revocation of this Amended 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.

**XII. Liability:**

All terms and conditions of this Amended ITP shall be binding upon each Permittee. Notwithstanding California Civil Code section 1431 or any other provision of law, each Permittee shall be jointly and severally liable for performance of all terms, conditions, and obligations of this Amended ITP and shall be jointly and severally liable for any unauthorized take or other violations of this Amended ITP, whether committed by Permittees or any person acting on behalf of one or more Permittees, including their officers, employees, representatives, agents or contractors and subcontractors. Any failure by one or more Permittees to comply with any term, condition, or obligation herein shall be deemed a failure to comply by all Permittees.

**XIII. Compliance with Other Laws:**

This Amended ITP sets forth CDFW's requirements for the Permittee to implement the Project pursuant to CESA. This Amended 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.

**XIV. Notices:**

The Permittee shall sign and return this Amended ITP to CDFW. A manual or digital signature is acceptable, provided a digital signature complies with Government Code section 16.5. Digital signatures facilitated by CDFW will be automatically returned. Manual (wet) signatures on duplicate original paper copies shall be returned by the Permittee via 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 Amended ITP shall be delivered to CDFW by email or 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 Amended ITP Number (2081-2021-026-06-A3) in a cover letter and on any other associated documents.

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Original cover with attachment(s) to:

Heidi Calvert, Regional Manager  
California Department of Fish and Wildlife  
Inland Deserts Region  
3602 Inland Empire Blvd, Suite C-220  
Ontario, CA 91764  
Telephone (909) 484-0523  
[Heidi.Calvert@wildlife.ca.gov](mailto:Heidi.Calvert@wildlife.ca.gov)

and a copy to:

Habitat Conservation Planning Branch  
California Department of Fish and Wildlife  
Attention: CESA Permitting Program  
Post Office Box 944209  
Sacramento, CA 94244-2090  
[CESA@wildlife.ca.gov](mailto:CESA@wildlife.ca.gov)

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

Steven Recinos, Environmental Scientist California  
Department of Fish and Wildlife  
Inland Deserts Region  
3602 Inland Empire Blvd., Suite C-220  
Ontario, CA 91764  
Telephone (909) 731-5954  
[Steven.Recinos@wildlife.ca.gov](mailto:Steven.Recinos@wildlife.ca.gov)

**XV. Compliance with the California Environmental Quality Act:**

CDFW's issuance of this Amended ITP is subject to CEQA. CDFW is a responsible agency pursuant to CEQA with respect to this Amended ITP because of prior environmental review of the Project by the lead agency, City of Hesperia. (See generally Pub. Resources Code, §§ 21067, 21069.) The lead agency's prior environmental review of the Project is set forth in the Specific Plan Program Environmental Impact Report and Phase I Project Environmental Impact Report, (SCH No.: 2013111021) dated July 2015 that the City of Hesperia certified for Tapestry Phase I Project on January 26, 2016. At the time the lead agency certified the EIR and approved the Project, it also adopted various mitigation measures for the Covered Species as conditions of Project approval.

This Amended 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 EIR for the Project and the environmental effects related to issuance of this Amended ITP (CEQA Guidelines, § 15096, subd. (f)).

Amended Incidental Take Permit  
No. 2081-2021-026-06  
(Amendment No.3)

**Silverwood Development Phase 1, LLC  
Silverwood (Tapestry Phase I) Project**



CDFW finds that issuance of this Amended 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 Amended ITP, will avoid or reduce to below a level of significance any such potential effects. CDFW consequently finds that issuance of this Amended ITP will not result in any significant, adverse impacts on the environment.

#### **XVI. 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 & G. 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 Amended ITP application, Specific Plan Program Environmental Impact Report and Phase I Project Environmental Impact Report, the results of consultations, and the administrative record of proceedings, that issuance of this Amended 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 Amended ITP will be incidental to the otherwise lawful activities covered under this Amended ITP;
- (2) Impacts of the taking on Covered Species will be minimized and fully mitigated through the implementation of measures required by this Amended ITP and as described in the MMRP. Measures include: (1) permanent habitat protection; (2) establishment of avoidance zones; (3) worker education; and (4) Quarterly 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 548.3 acres for Phase 1A and 368.5 acres for Phase 1B 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 Amended 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 Amended ITP and its attachments are roughly proportional in extent to the impacts of the taking authorized by this Amended ITP;
- (4) The measures required by this Amended ITP maintain Permittee's objectives to the greatest extent possible;
- (5) All required measures are capable of successful implementation;

Amended Incidental Take Permit  
No. 2081-2021-026-06  
(Amendment No.3)

**Silverwood Development Phase 1, LLC  
Silverwood (Tapestry Phase I) Project**

- (6) This Amended ITP is consistent with any regulations adopted pursuant to Fish and Game Code sections 2112 and 2114;
- (7) Permittee has ensured adequate funding to implement the measures required by this Amended ITP as well as for monitoring compliance with, and the effectiveness of, those measures for the Project; and
- (8) Issuance of this Amended 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 Amended ITP without concurrence of the Permittee as necessary to avoid jeopardy and as required by law.

**XVII. Attachments:**

FIGURE 1	Amended Project Location
FIGURE 2	Amended Project Description-Site Plan
FIGURE 3	Amended Project Impact Map
ATTACHMENT 1	Amended Mitigation Monitoring and Reporting Program
ATTACHMENT 2	Biologist Resume Form
ATTACHMENT 3	GIS Data Collection Requirements
ATTACHMENT 4	Letter of Credit Form
ATTACHMENT 5	Mitigation Payment Transmittal Form
ATTACHMENT 6	Major Amendment No. 2 with Track Changes

**ISSUED BY THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE ON 2/24/2025**

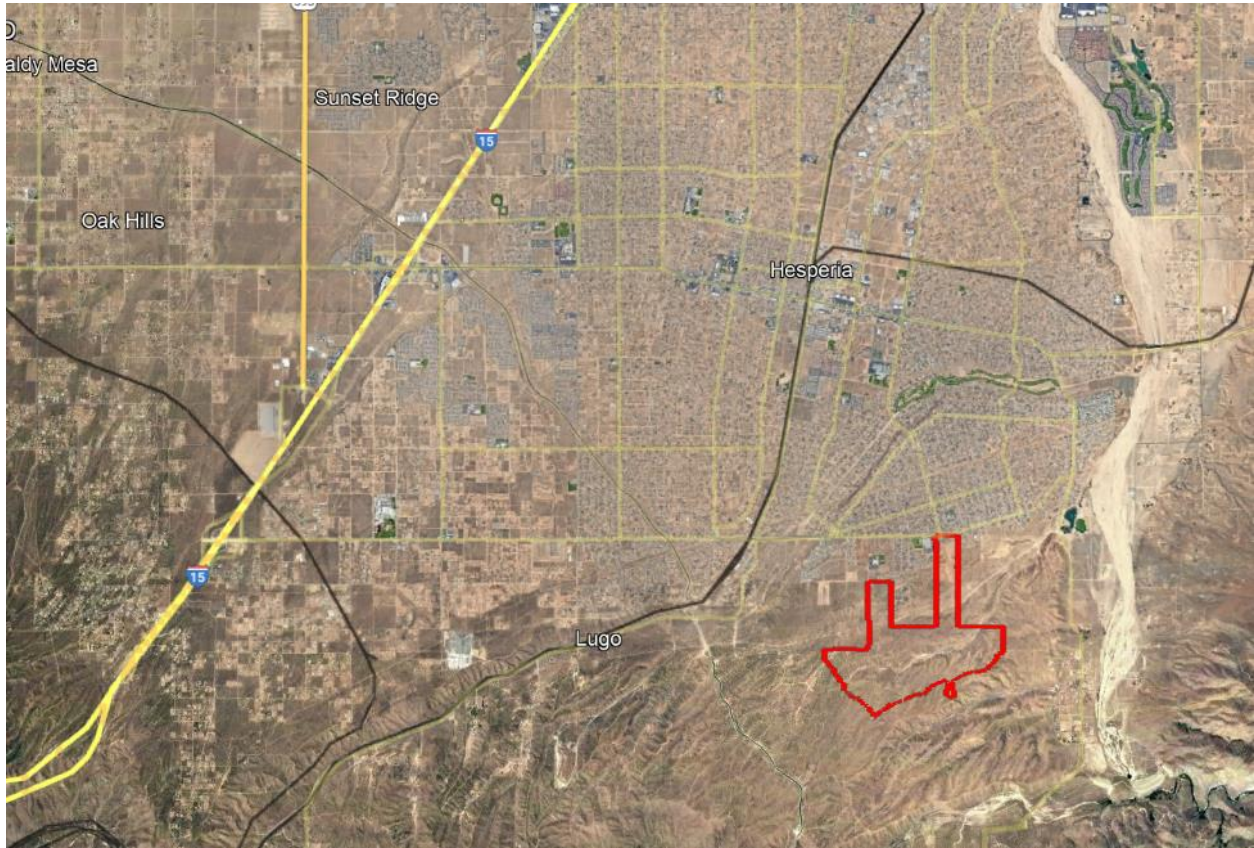
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FOR  
 Heidi Calvert, Regional Manager  
 Inland Deserts Region

Amended Incidental Take Permit  
 No. 2081-2021-026-06  
 (Amendment No.3)  
**Silverwood Development Phase 1, LLC**  
**Silverwood (Tapestry Phase I) Project**

Amended Incidental Take Permit  
No. 2081-2021-026-06  
(Amendment No.3)  
**Silverwood Development Phase 1, LLC**  
**Silverwood (Tapestry Phase I) Project**

**2081-2021-026-06 Amended Figure 1 - Project Location**

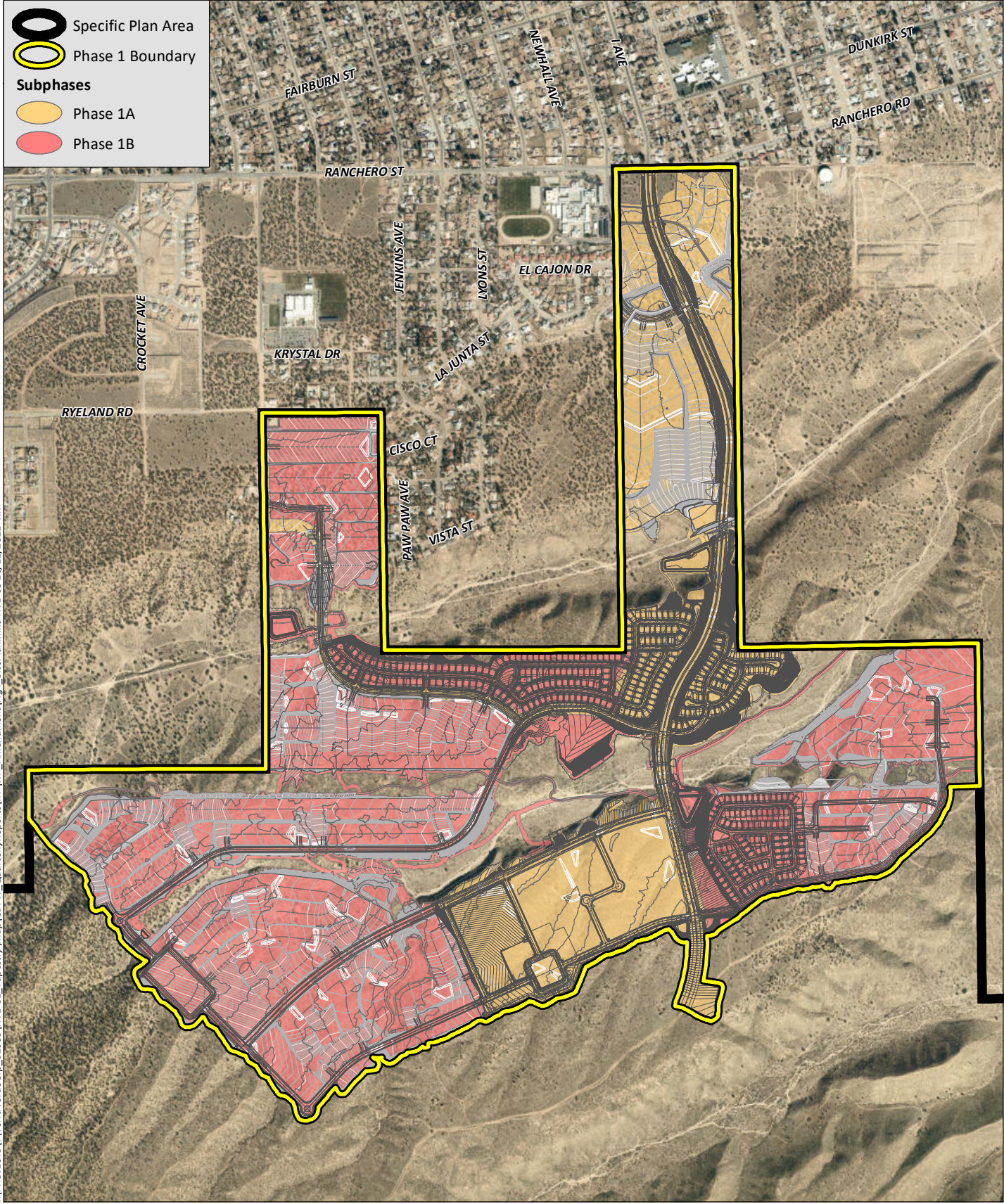


**Specific Plan Area**

**Phase 1 Boundary**

**Subphases**

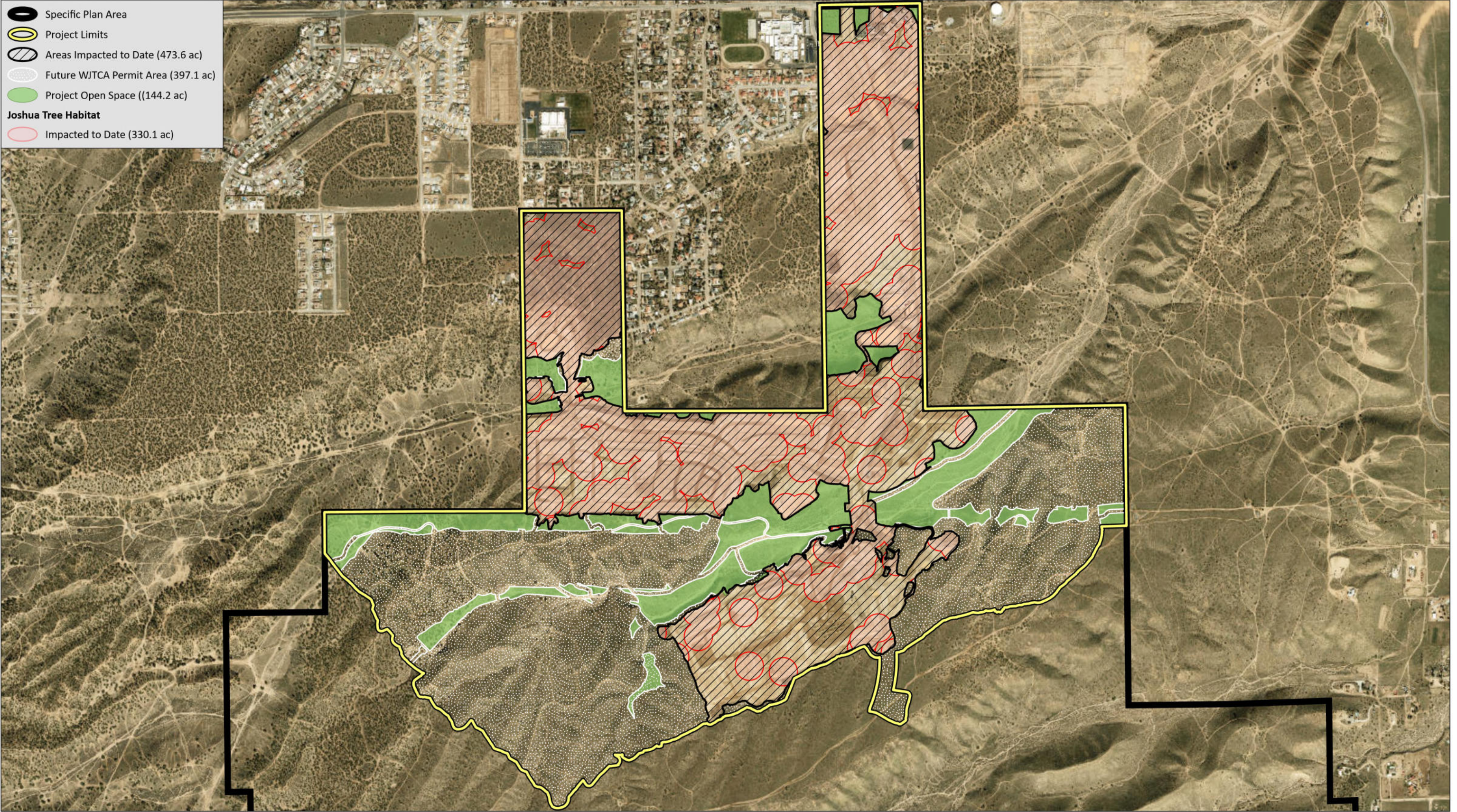
- Phase 1A
- Phase 1B



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Source: Aerial Photo (Esri 2018)

-  Specific Plan Area
-  Project Limits
-  Areas Impacted to Date (473.6 ac)
-  Future WJTCA Permit Area (397.1 ac)
-  Project Open Space ((144.2 ac)
- Joshua Tree Habitat**
-  Impacted to Date (330.1 ac)



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Source: Aerial Photo (Esri 2024)

**Attachment 1**

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

**INCIDENTAL TAKE PERMIT NO. 2081-2021-026-06 Amendment No. 3**

**PERMITTEE: Silverwood Development Phase 1, LLC**

**PROJECT: Silverwood (Tapestry Phase I) Project**

**PURPOSE OF THIS MMRP**

The purpose of this MMRP is to ensure that the impact minimization and mitigation measures required by the 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
<b>BEFORE DISTURBING SOIL OR VEGETATION</b>					
1	Before starting Covered Activities, Permittee shall designate a representative (Designated Representative) responsible for communications with CDFW and overseeing compliance with the 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 the ITP.	ITP Condition # 5.1	Before commencing ground- or vegetation-disturbing activities/ Entire Project	Permittee	
2	Permittee shall submit to CDFW in writing the name, qualifications, business address, and contact information of the Designated Biologist(s) and Biological Monitor(s) using the Biologist Resume Form (Attachment 2) or another format containing the same information at least 30 days before starting Covered Activities. Permittee shall ensure that the Designated Biologist(s) and Biological Monitor(s) are knowledgeable and experienced in the biology, natural history, collecting and handling of the Covered Species. The Designated Biologist(s) and Biological Monitor(s) 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. Permittee shall obtain CDFW approval of the Designated Biologist(s) and Biological Monitor(s) in writing before starting Covered Activities and shall also obtain approval in advance, in writing, if the Designated Biologist(s) or Biological Monitor(s) must be changed.	ITP Condition # 5.2	Before commencing ground- or vegetation-disturbing activities	Permittee	
3	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 the ITP. Permittee shall provide interpretation for non-English speaking workers, and the same instruction shall be provided for any new workers before their performing 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	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, ideally at daily intervals but at least once a week, to avoid attracting opportunistic predators such as ravens, coyotes, and feral dogs.	ITP Condition # 5.6	Before commencing ground- or vegetation-disturbing activities / Entire Project	Permittee	

	<b>Mitigation Measure</b>	<b>Source</b>	<b>Implementation Schedule</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
5	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 # 5.7	Before commencing ground- or vegetation-disturbing activities/ Entire Project	Permittee	
6	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 in that area.	ITP Condition # 5.8	Before commencing ground- or vegetation-disturbing activities / Entire Project	Permittee	
7	To allow the passage of wildlife serving as seed dispersal agents for the Covered Species, Permittee shall provide an opening at grade 6 inches high by 12 inches wide every 100 feet along the perimeter fence.	ITP Condition # 7.3	Before commencing ground- or vegetation-disturbing activities / Entire Project	Permittee	
8	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.	ITP Condition # 5.9	Before commencing ground- or vegetation-disturbing activities / Entire Project	Permittee	
9	The Designated Representative shall notify CDFW before starting Covered Activities and shall document compliance with all pre-Project Conditions of Approval before starting Covered Activities.	ITP Condition # 6.1	Before commencing ground- or vegetation-disturbing activities	Permittee	
10	Permittee in consultation with the Designated Biologist shall implement avoidance buffers surrounding Covered Species individuals and habitat within the 144.4 acres of area designated as open space following Condition of Approval 5.9. CDFW may require an amendment to the ITP if additional take of Covered Species will occur as a result of Project modification in these areas.	ITP Condition # 7.1	Before commencing ground- or vegetation-disturbing activities	Permittee	

	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Status / Date / Initials												
11	<p>Permittee shall either purchase Covered Species credits from a CDFW-approved mitigation or conservation bank pursuant to Condition of Approval 8.2 below OR shall provide for both the permanent protection and management 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 8.4 below that correspond to their respective Phases in Table 2. Purchase of Covered Species credits OR permanent protection and funding for perpetual management of HM lands must be complete before starting Covered Activities within each phase, or within <b>30</b> months from the start of ground disturbance for each Phase if Security is provided pursuant to Condition of Approval 9.1 below for all uncompleted obligations.</p> <p>Table 2. Compensatory Habitat Required Per Phase</p> <table border="1" data-bbox="249 542 1054 777"> <thead> <tr> <th data-bbox="249 542 520 630">Project Phase</th> <th data-bbox="520 542 787 630">Area of Impact to Occupied Covered Species Habitat (acres)</th> <th data-bbox="787 542 1054 630">Compensatory Habitat Required (acres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="249 630 520 683">Phase 1A</td> <td data-bbox="520 630 787 683">186.8</td> <td data-bbox="787 630 1054 683">548.3</td> </tr> <tr> <td data-bbox="249 683 520 730">Phase 1B</td> <td data-bbox="520 683 787 730">143.3</td> <td data-bbox="787 683 1054 730">368.5</td> </tr> <tr> <td data-bbox="249 730 520 777">Total</td> <td data-bbox="520 730 787 777">330.1</td> <td data-bbox="787 730 1054 777">916.8</td> </tr> </tbody> </table>	Project Phase	Area of Impact to Occupied Covered Species Habitat (acres)	Compensatory Habitat Required (acres)	Phase 1A	186.8	548.3	Phase 1B	143.3	368.5	Total	330.1	916.8	ITP Condition # 8	Before commencing ground- or vegetation-disturbing activities (or within <b>30</b> months of issuance of the ITP if Security is provided)	Permittee	
Project Phase	Area of Impact to Occupied Covered Species Habitat (acres)	Compensatory Habitat Required (acres)															
Phase 1A	186.8	548.3															
Phase 1B	143.3	368.5															
Total	330.1	916.8															

	<b>Mitigation Measure</b>	<b>Source</b>	<b>Implementation Schedule</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
12	<p>For the purposes of determining the Security amount, CDFW has estimated the cost sufficient for CDFW or its contractors to complete acquisition, protection, and perpetual management of the HM lands as follows:</p> <ul style="list-style-type: none"> <li>i) Land acquisition costs for HM lands identified in Condition of Approval 8.3 below, estimated at \$5,000.00/acre for 916.8 acres: \$4,584,000.00. Land acquisitions costs are estimated using local fair market current value per acre for lands with habitat values meeting mitigation requirements;</li> <li>ii) All other costs necessary to review and acquire the land in fee title and record a conservation easement as described in Condition of Approval 8.3.1 and 8.3.2 below: \$17,400.00;</li> <li>iii) 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 \$1,833,600.00;</li> <li>iv) Interim management period funding as described in Condition of Approval 8.3.6 below, estimated at \$550,080.00;</li> <li>v) Long-term management funding as described in Condition of Approval 8.4 below, estimated at \$3,000.00/acre for 916.8 acres: \$2,750,400.00. Long-term management funding is estimated initially for the purpose of providing Security to ensure implementation of HM lands management.</li> <li>vi) 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 \$6,000.00.</li> <li>vii) All costs associated with CDFW engaging an outside contractor to complete the mitigation tasks, including but not limited to acquisition, protection, and perpetual funding and management of the HM lands and restoration of temporarily disturbed habitat. These costs include but are not limited to the cost of issuing a request for proposals, transaction costs, contract administration costs, and costs associated with monitoring the contractor's work \$75,000.00.</li> </ul>	ITP Condition #8.1	Before commencing ground- or vegetation-disturbing activities (or within <b>30</b> months of issuance of the ITP if Security is provided)	Permittee	
13	<p>If the Permittee elects to purchase Covered Species credits to complete compensatory mitigation obligations, then Permittee shall purchase credits in the amounts according to Table 2 from a CDFW-approved mitigation or conservation bank prior to initiating Covered Activities within each Phase, or within <b>30</b> months from the start of ground disturbance for each Phase if Security is provided pursuant to Condition of Approval 9 below. Prior to purchase of Covered Species credits, Permittee shall obtain CDFW approval to ensure the mitigation or conservation bank is appropriate to compensate for the impacts of the Project. Permittee shall submit to CDFW a copy of the Bill of Sale(s) and Payment Receipt prior to initiating Covered Activities within each Phase or within <b>30</b> months from the start of ground disturbance for each Phase if Security is provided.</p>	ITP Condition #8.2	Before commencing ground- or vegetation-disturbing activities (or within <b>30</b> months of issuance of the ITP if Security is provided)	Permittee	

	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Status / Date / Initials
14	<p>If the Permittee elects to provide to provide for the acquisition and perpetual protection and management of the HM lands, the Permittee shall transfer fee title of 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 elects not to be named as the grantee for 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 Civil Code sections 815-816, as amended, and Government Code sections 65965-65968, as amended and includes provisions expressly addressing Government Code sections 65966(j) and 65967(e). Because the "doctrine of merger" could invalidate the conservation interest, under no circumstances can the fee title owner of the HM lands serve as grantee for the conservation easement.</p>	ITP Condition #8.3.-8.3.1	Before commencing ground- or vegetation-disturbing activities (or within <b>30</b> months of issuance of the ITP if Security is provided)	Permittee	
15	<p>Permittee shall obtain CDFW 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, documentation identifying the land to be purchased or property interest conveyed to an approved entity as mitigation for the Project's impacts on Covered Species.</p>	ITP Condition #8.3.3	Before commencing g Before commencing ground- or vegetation-disturbing activities (or within <b>30</b> months of issuance of the ITP if Security is provided)	Permittee	
16	<p>Permittee shall provide a recent preliminary title report, Phase I Environmental Site Assessment, and other necessary documents (please contact CDFW for document list). 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;</p>	ITP Condition #8.3.4	Before commencing ground- or vegetation-disturbing activities (or within <b>30</b> months of issuance of the ITP if Security is provided)	Permittee	

	<b>Mitigation Measure</b>	<b>Source</b>	<b>Implementation Schedule</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
17	Permittee shall 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. The grantee for the conservation easement cannot serve as the interim or long-term manager without the express written authorization of CDFW in its sole discretion.	ITP Condition #8.3.5	Before commencing ground- or vegetation-disturbing activities (or within <b>30</b> months of issuance of the ITP if Security is provided)	Permittee	
18	Permittee shall 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 by CDFW. Start-up activities include, at a minimum: (1) preparing a final management plan for CDFW approval (see <a href="https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=137386&amp;inline">https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=137386&amp;inline</a> ) (2) conducting a baseline biological assessment and land survey report within four months of recording or transfer; (3) developing and transferring Geographic Information Systems (GIS) data if applicable; (4) establishing initial fencing; (5) conducting litter removal; (6) conducting initial habitat restoration or enhancement, if applicable; and (7) installing signage;	ITP Condition #8.3.6	Before commencing ground- or vegetation-disturbing activities (or within <b>30</b> months of issuance of the ITP if Security is provided)	Permittee	
19	Permittee shall 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 three 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, vegetation and invasive species management, signage replacement, if necessary, vertical mulching and visual minimization, and monitoring the population of the Covered Species. Permittee shall either (1) provide Security to CDFW for the minimum of three 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.	ITP Condition #8.3.7	Before commencing ground- or vegetation-disturbing activities (or within <b>30</b> months of issuance of the ITP if Security is provided)	Permittee	

	<b>Mitigation Measure</b>	<b>Source</b>	<b>Implementation Schedule</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
20	<p>Permittee shall ensure that the HM lands are perpetually managed, maintained, and monitored by the long-term land manager as described in the 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 is permanently restricted to paying the costs of long-term management and stewardship of the mitigation property for which the funds were set aside, which costs include the perpetual management, maintenance, monitoring, and other activities on the HM lands consistent with the ITP, the conservation easement, and the management plan required by Condition of Approval 8.2.6. Endowment as used in the ITP shall refer to the endowment deposit and all interest, dividends, other earnings, additions and appreciation thereon. The Endowment shall be governed by the 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 the ITP, the conservation easement, and the final management plan. Such activities shall be funded through the Endowment.</p>	ITP Condition #8.4	Before commencing ground- or vegetation-disturbing activities (or within <b>30</b> months of issuance of the ITP if Security is provided)	Permittee	
21	<p>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(b)(1) or, in the alternative, the basis for finding that the Project qualifies for an exception pursuant to Government Code section 65968(b)(2); and (iv) a copy of the proposed Endowment Manager's certification pursuant to Government Code section 65968(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(b)(3) 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(b)(3).</p>	ITP Conditions #8.4.1	Before commencing ground- or vegetation-disturbing activities (or within <b>30</b> months of issuance of the ITP if Security is provided)	Permittee	

	<b>Mitigation Measure</b>	<b>Source</b>	<b>Implementation Schedule</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
22	After obtaining CDFW written approval of the HM lands, long-term management plan, and Endowment Manager, Permittee shall prepare an endowment assessment (equivalent to a Property Analysis Record (PAR)) to calculate the amount of funding necessary to ensure the long-term management of the HM lands (Endowment Deposit Amount). Note that the endowment for the easement holder should not be included in this calculation. The Permittee shall submit to CDFW for review and approval the results of the endowment assessment before transferring funds to the Endowment Manager.	ITP Conditions #8.4.2	Before commencing ground- or vegetation-disturbing activities (or within <b>30</b> months of issuance of the ITP if Security is provided)	Permittee	
23	Permittee shall obtain the capitalization rate from the selected Endowment Fund Manager for use in calculating the endowment assessment and adjust for any additional administrative, periodic, or annual fees.	ITP Conditions #8.4.2.1	Before commencing ground- or vegetation-disturbing activities (or within <b>30</b> months of issuance of the ITP if Security is provided)	Permittee	
24	Permittee shall include in the endowment assessment assumptions the following buffers for endowment establishment and use that will substantially ensure long-term viability and security of the Endowment: <ul style="list-style-type: none"> <li>• A 10 percent contingency shall be added to each endowment calculation to hedge against underestimation of the fund, unanticipated expenditures, inflation, or catastrophic events.</li> <li>• The endowment shall be established assuming spending will not occur for the first three years after full funding.</li> <li>• 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 Fund Manager and CDFW.</li> </ul>	ITP Conditions #8.4.2.2	Before commencing ground- or vegetation-disturbing activities (or within <b>30</b> months of issuance of the ITP if Security is provided)	Permittee	
25	Permittee shall transfer the long-term endowment funds to the Endowment Manager upon CDFW approval of the Endowment Deposit Amount identified above.	ITP Conditions #8.4.3	Before commencing ground- or vegetation-disturbing activities (or within <b>30</b> months of issuance of the ITP if Security is provided)	Permittee	



	<b>Mitigation Measure</b>	<b>Source</b>	<b>Implementation Schedule</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
26	<p>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 the ITP, Government Code sections 65965-65968, as amended, and Probate Code sections 18501-18510, as amended.</p> <p>Notwithstanding Probate Code sections 18501-18510, the Endowment Manager shall not make any disbursement from the Endowment that will result in expenditure of any portion of the principal of the endowment without the prior written approval of CDFW in its sole discretion. Permittee shall ensure that this requirement is included in any agreement of any kind governing the holding, investment, management, and/or disbursement of the Endowment funds.</p> <p>Notwithstanding Probate Code sections 18501-18510, if CDFW determines in its sole discretion that an expenditure needs to be made from the Endowment to preserve the conservation values of the HM lands, the Endowment Manager shall process that expenditure in accordance with directions from CDFW. The Endowment Manager shall not be liable for any shortfall in the Endowment resulting from CDFW's decision to make such an expenditure.</p>	ITP Conditions #8.4.4	Before commencing ground- or vegetation-disturbing activities (or within <b>30</b> months of issuance of the ITP if Security is provided)	Permittee	
27	<p>Permittee shall reimburse CDFW for all reasonable costs incurred by CDFW related to issuance and monitoring of the ITP, including, but not limited to transaction fees, account set-up fees, administrative fees, title and documentation review and related title transactions, costs incurred from other state agency reviews, and overhead related to transfer of HM lands to CDFW.</p>	ITP Conditions #8.5	Before commencing ground- or vegetation-disturbing activities (or within <b>30</b> months of issuance of the ITP if Security is provided)	Permittee	

	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Status / Date / Initials
28	<p>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:</p> <p>b) <u>Security Amount</u>. The total Security shall be in the amount of \$9,816,480.00 or in the amount identified in 8.1 specific to the obligation that has not been completed. This amount is determined by CDFW based on the cost estimates identified in Condition of Approval 8.1 above, sufficient for CDFW or its contractors to complete land acquisition, property enhancement, startup costs, initial management, long-term management, and monitoring. The Permittee shall provide Security in Phases prior to ground disturbance occurring for that phase based on the acreage in Table 1. Phase 1A will be in the amount of \$5,595,394.00 and Phase 1B will be in the amount of \$4,221,086.00.</p> <p>c) <u>Security Form</u>. 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.</p> <p>d) <u>Security Timeline</u>. The Security by Phase shall be provided to CDFW within 30 Calendar Days before Covered Activities begin for that Phase.</p> <p>e) <u>Security Holder</u>. The Security shall be held by CDFW or in a manner approved in advance in writing by CDFW.</p> <p>f) <u>Security Transmittal</u>. 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 an escrow agreement, irrevocable letter of credit, or other.</p> <p>g) <u>Security Drawing</u>. 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 the ITP.</p> <p>h) <u>Security Release</u>. 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:</p> <p>Credit Purchase:</p> <ul style="list-style-type: none"> <li>• Copy of Bill of Sale(s) and Payment Receipt(s) for the purchase of Covered Species credits; and</li> <li>• Timely submission of all required reports.</li> </ul> <p>Habitat Management Land Acquisition (HMLA):</p> <ul style="list-style-type: none"> <li>• Written documentation of the acquisition of the HM lands;</li> <li>• Copies of all executed and recorded conservation easements;</li> <li>• Written confirmation from the approved Endowment Manager of its receipt of the full Endowment; and</li> <li>• Timely submission of all required reports.</li> </ul> <p>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 <b>the</b> Amended No. 1 ITP or within <b>30</b> months from the start of ground disturbance for each Phase. 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.</p>	ITP Condition # 9-9.7	Before commencing ground- or vegetation-disturbing activities (or within <b>30</b> months of issuance of the ITP if Security is provided)	Permittee	

	<b>Mitigation Measure</b>	<b>Source</b>	<b>Implementation Schedule</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
29	To ensure compliance with the Conditions of Approval of the ITP, the Designated Biologist shall have authority to immediately stop any activity that is not in compliance with the ITP, and/or to order any reasonable measure to avoid the unauthorized take of an individual of the Covered Species. Permittee shall provide unfettered access to the Project Site and otherwise facilitate the Designated Biologist in the performance of his/her duties. If the Designated Biologist is unable to comply with the ITP, then the Designated Biologist shall notify the CDFW Representative immediately. Permittee shall not enter into any agreement or contract of any kind, including but not limited to non-disclosure agreements and confidentiality agreements, with its contractors and/or the Designated Biologist that prohibit or impede open communication with CDFW, including but not limited to providing CDFW staff with the results of any surveys, reports, or studies or notifying CDFW of any non-compliance or take. Failure to notify CDFW of any non-compliance or take or injury of a Covered Species as a result of such agreement or contract may result in CDFW taking actions to prevent or remedy a violation of the ITP.	ITP Condition # 5.3	Entire Project	Permittee	
<b>DURING CONSTRUCTION</b>					
30	The Designated Biologist shall be on-site daily when Covered Activities occur. The Designated Biologist shall conduct compliance inspections a minimum of once a week during periods of inactivity and after clearing, grubbing, and grading are completed. 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 the 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 the ITP.	ITP Condition # 6.3	Entire Project	Permittee	
31	The Designated Representative or Designated Biologist shall compile the observation and inspection records identified in Condition of Approval 6.3 into a Quarterly Compliance Report and submit it to CDFW along with a copy of this MMRP table with notes showing the current implementation status of each mitigation measure. Quarterly Compliance Reports shall be submitted to the CDFW offices listed in the Notices section of the ITP and via e-mail to CDFW's Regional Representative and Headquarters CESA Program. At the time of the ITP's approval, the CDFW Regional Representative is Steven Recinos (Steven.Recinos@wildlife.ca.gov) and Headquarters CESA Program email is CESA@wildlife.ca.gov. CDFW may at any time increase 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 # 6.4	Entire Project	Permittee	

	<b>Mitigation Measure</b>	<b>Source</b>	<b>Implementation Schedule</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
32	Permittee shall provide CDFW with an Annual Status Report (ASR) no later than January 31 of every year beginning with issuance of the ITP and continuing until CDFW accepts the Final Mitigation Report identified below. Each ASR shall include, at a minimum: (1) a summary of all Quarterly Compliance Reports for that year identified in Condition of Approval 6.4; (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 this 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, 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 # 6.5	Entire Project	Permittee	
33	The Designated Biologist shall submit all observations of Covered Species to CDFW's California Natural Diversity Database (CNDDB) and the Designated Biologist shall include copies of the submitted forms with the next Quarterly Compliance Report or ASR, whichever is submitted first relative to the observation.	ITP Condition # 6.6	Entire Project	Permittee	
34	The Designated Representative shall immediately notify CDFW if the Permittee is not in compliance with any Condition of Approval of the ITP, including but not limited to any actual or anticipated failure to implement measures within the time periods indicated in the ITP and/or this MMRP. The Designated Representative shall follow up within 24 hours with a written report to CDFW describing, in detail, any non-compliance with the ITP and suggested measures to remedy the situation.	ITP Condition #6.2	Entire Project	Permittee	
35	The Designated Biologist(s) and Biological Monitor(s) shall maintain construction-monitoring documentation on-site in either hard copy or digital format throughout the construction period, which shall include a copy of the ITP with attachments and a list of signatures of all personnel who have successfully completed the education program. Permittee shall ensure a copy of the construction-monitoring documentation is available for review at the Project site upon request by CDFW.	ITP Condition # 5.5	Entire Project	Permittee	
36	Project-related personnel shall access the Project Area using existing routes, or routes identified in the Project Description 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. 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 the ITP, among other reasons, if additional take of Covered Species will occur as a result of the Project modification.	ITP Condition # 5.10	Entire Project	Permittee	

	<b>Mitigation Measure</b>	<b>Source</b>	<b>Implementation Schedule</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
37	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 5.10 of the ITP.	ITP Condition # 5.11	Entire Project	Permittee	
38	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 # 5.12	Entire Project	Permittee	
39	Permittee shall provide CDFW staff with reasonable access to the Project and mitigation lands under Permittee control, and shall otherwise fully cooperate with CDFW efforts to verify compliance with or effectiveness of mitigation measures set forth in the ITP.	ITP Condition # 5.13	Entire Project	Permittee	
40	Permittee shall ensure that fill brought into the Project Area is placed only in designated staging areas to avoid impacts on the Covered Species.	ITP Condition # 7.2	Entire Project	Permittee	
41	To allow the passage of wildlife serving as seed dispersal agents for the Covered Species, Permittee shall provide an opening at grade 6 inches high by 12 inches wide every 100 feet along the perimeter fence.	ITP Condition # 8.3	Entire Project	Permittee	
42	Permittee shall not perform trenching activities during a storm event as soils around the root zone of individuals of the Covered Species may be more susceptible to erosion. Permittee shall only work during periods of dry weather (with less than a 40 percent chance of rain). No work shall occur during a precipitation event. Within at least 12 hours prior to the onset of precipitation, Permittee shall cease all trenching activities, all associated erosion control measures shall be in place, and all motorized equipment and fueling materials shall be removed from areas where runoff from these items can be reasonably foreseen to come into contact with Covered Species. Trenching halted due to precipitation may resume when precipitation ceases and after a dry-out period of 48 hours for rain events. Permittee shall monitor the National Weather Service 72-hour forecast for the Project Area. Weather forecasts shall be documented and provided upon request by CDFW. Permittee in consultation with the Designated Biologist shall place trenching/excavation spoils and materials an appropriate distance away from Covered Species habitat so direct and indirect impacts to the Covered Species do not occur.	ITP Condition # 7.4	Entire Project	Permittee	
43	Permittee shall ensure that construction equipment and vehicles operated in the Project Area are checked and maintained daily to prevent leaks of fuel, lubricants, solvents or other fluids that could contaminate soils of avoided Covered Species or Covered Species habitat.	ITP Condition # 7.5	Entire Project	Permittee	

	<b>Mitigation Measure</b>	<b>Source</b>	<b>Implementation Schedule</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
44	Permittee shall begin the cleanup of all spills per Condition of Approval 5.12. CDFW shall be notified immediately by the Permittee if any spills that may have contaminated the root system of the Covered Species specified for avoidance (within 20 feet of an individual). The Permittee shall have all spill clean-up equipment on site during construction.	ITP Condition # 7.6	Entire Project	Permittee	
45	Raw cement/concrete or washings thereof, asphalt, paint or other coating material, oil or other petroleum products, or any other substances resulting from Covered Activities, shall be prevented from contaminating soils within 50 feet of avoided Covered Species and/or entering Covered Species habitat. Any of these materials, placed within or where they may impact individuals of the Covered Species, by any party working under the Permittee, or with the permission of Permittee, shall be removed immediately.	ITP Condition # 7.7	Entire Project	Permittee	
46	When pouring or working with wet concrete and washing materials/equipment that came in contact with concrete, Permittee shall ensure that concrete is contained locally in the wash out and does not contaminate soils within 50 feet of avoided Covered Species individuals or Covered Species habitat.	ITP Condition # 7.8	Entire Project	Permittee	
47	To avoid impacts on the Covered Species as a result of fire, workers conducting Covered Activities with the potential to inadvertently cause a fire (e.g., excavating) shall be equipped with an appropriate level of fire prevention and suppression equipment, such as fire extinguishers, backpack pumps filled with water, shovels, welding tents, shields, and/or fire-resistant mats.	ITP Condition # 7.9	Entire Project	Permittee	
48	Permittee shall not use rodenticides and/or insecticides on the Project Area without providing an explanation for why these chemicals are required to complete Covered Activities and receiving written permission from CDFW. If approved, Permittee shall not use any second-generation anticoagulant rodenticide (brodifacoum, bromadiolone, difethialone, and difenacoum) on the Project Area. Permittee shall not use any first-generation anticoagulant rodenticide (diphacinone, chlorophacinone, and warfarin) on the Project area without prior written permission from CDFW.	ITP Condition # 7.10	Entire Project	Permittee	
49	Permittee shall conduct Covered 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.), to the Project Area and adjacent Covered Species habitat. Prevention best management practices and guidelines for invasive plants can be found on the California Invasive Plant Council's website at: <a href="http://www.cal-ipc.org/ip/prevention/index.php">http://www.cal-ipc.org/ip/prevention/index.php</a> .	ITP Condition # 7.11	Entire Project	Permittee	
50	Permittee shall reduce fugitive dust by prohibiting ground disturbing Covered Activities when wind speed exceeds 25mph, and limiting vehicle speeds on unpaved roads to 15 mph.	ITP Condition # 7.12	Entire Project	Permittee	

	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Status / Date / Initials
51	Permittee shall immediately notify the Designated Biologist if a Covered Species is taken or damaged by a Project-related activity, or if a Covered Species is otherwise found dead or damaged within the vicinity of the Project. The Designated Biologist or Designated Representative shall provide initial notification to CDFW by email to Steven Recinos (Steven.Recinos@wildlife.ca.gov) and as described in the Notices section of the ITP. The initial notification to CDFW shall include information regarding the location, species, and number of plants taken or damaged and the ITP Number. Following initial notification, Permittee shall send CDFW a written report within two calendar days. The report shall include the date and time of the finding or incident, location of the plant or carcass, and if possible, provide a photograph, explanation as to cause of take or damage, and any other pertinent information.	ITP Condition # 6.8	Entire Project	Permittee	
<b>POST-CONSTRUCTION</b>					
52	Upon completion of Covered Activities, Permittee shall remove from the Project Area and properly dispose of all 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 # 5.14	Post-construction	Permittee	
53	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 Quarterly Compliance Reports and all ASRs; (2) a copy of the table in this 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 the 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 # 6.7	Post-construction and after completion of mitigation	Permittee	
54	Permittee shall provide a Relocated Covered Species Report following the relocation of all Covered Species used in the project's landscaping areas. The report shall be received no later than 45 days after completion of all mitigation measures. In the report, the Permittee shall provide a written documentation that includes the project information, location (latitude/longitude) of the relocated Covered Species, the height of the relocated species, date of relocation, and color photographs of the relocated species. Geographic Information Systems (GIS) data shall also be provided to supplement the report as outlined in Attachment 3. Take authorization shall apply to these Covered Species, and does not extend to any subsequent recruitment and/or establishment of seedbank in the landscaping areas surrounding these Covered Species following Covered Activities and the expiration of the ITP.	ITP Condition # 6.9	Post-Construction	Permittee	
55	CDFW accepts the Final Mitigation Report as complete.	ITP Condition # 6.16	Post-construction	CDFW	







Department of Fish and Wildlife

**BIOLOGIST RESUME COVER SHEET**

Date 06.10.2021

**EACH RESUME MUST BE SUBMITTED AS A SEPARATE FILE**

**Number of Resumes Included in Transmittal:** \_\_\_\_\_

<b>Name</b>	<b>Requested Role(s)<sup>1</sup></b>	<b>Species/Resource(s)</b>

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<sup>1</sup> Requested roles correspond to the biological staffing requirements indicated in the Lake and Streambed Alteration (LSA) Agreement or Incidental Take Permit (ITP). Roles may include a "Qualified Biologist" or "Designated Biologist" with the necessary experience to survey for special status species, or a "Biological Monitor" with the necessary experience to monitor construction activities for special status species. An individual may request more than one role.



Department of Fish and Wildlife

**BIOLOGIST RESUME FORM**

Date 06.10.2021

**SECTION 1. NAME AND CONTACT INFORMATION**

<b>Name:</b>		<b>Title:</b>	
<b>Company Name &amp; Address:</b>		<b>Phone:</b>	
		<b>Email:</b>	

**SECTION 2. EDUCATION**

<b>College/University &amp; Degree Type Related to Natural Resource Science:</b>	
<b>Other Relevant Workshops &amp; Training:</b>	

**SECTION 3. ROLE(S) AND PERMIT REQUIREMENTS**

<b>Requested Role(s):</b>	
<b>Relevant LSA Agreement Measures or ITP Conditions<sup>2</sup>:</b>	

**SECTION 4. SPECIES AND RESOURCE EXPERIENCE – SUMMARY**

<b>LSA Agreement/ITP Special Status Species &amp; Other Sensitive Resources</b>				
<i>This section summarizes experience for species and other resource. Use one line for: 1) each species or other resource where surveys or special protections are required in the LSA Agreement/ITP for which the biologist is requesting approval.<sup>3</sup> If more space is needed, add rows to this table. Provide details in Section 5.</i>				
<b>Species or Resource</b>	<b>Number of Field Seasons &amp; Hours, Life Stages Observed</b> <i>Provide project details in Section 5</i>	<b>Life History Knowledge</b> <i>Describe formal workshops &amp; training with dates, or informal training details</i>	<b>CDFW SCP, MOU, &amp; USFWS 10a1a Authorization Number &amp; Authorized Activities</b> <i>This form does not fulfill SCP, MOU, &amp; USFWS 10a1a reporting requirements</i>	
Insert Species or Resource 1	Field seasons: Hours: Life Stages:			Issued to: Expiration: Agency contact:
Insert Species or Resource 2	Field seasons: Hours: Life Stages:			Issued to: Expiration: Agency contact:
Insert Species or Resource 3	Field seasons: Hours: Life Stages:			Issued to: Expiration: Agency contact:
Insert Species or Resource 4	Field seasons: Hours: Life Stages:			Issued to: Expiration: Agency contact:

<sup>2</sup> List all measures and conditions from the LSA Agreement or ITP requiring biological staff (i.e., Qualified Biologist, Designated Biologist, or Biological Monitor).  
<sup>3</sup> Often LSA Agreements/ITPs require surveys and other protections for multiple species and other resources. Include only those for which the biologist has experience and is requesting approval.

**SECTION 5. SPECIES AND RESOURCE EXPERIENCE – DETAILS**

*This section provides detailed experience from the three most recent and relevant projects for each species and resource identified in Section 4. If more space is needed, attach additional pages in the same table format (i.e., copy/paste format).*

Insert Species or Resource 1			
<b>Project 1 Name &amp; Location:</b>		<b>Project Start &amp; End Dates:</b>	
<b>LSA Agreement, ITP, or Other Agency Permit Number:</b>		<b>Role(s)<sup>4</sup>:</b>	
<b>Survey Type(s)<sup>5</sup>:</b>		<b>Construction Monitoring<sup>6</sup>:</b>	Days: Activities:
<b>Species Life Stages Observed &amp; Handled, Number of Each:</b>	Life Stage: Number Observed: Number Handled: Reported to CNDDB <sup>7</sup> (Y/N):	<b>Company Name, Professional Reference Name, Phone, Email:</b>	
<b>If <u>not</u> reported to CNDDB, why:</b>			
<b>CDFW and Other Agency Email:</b>			
<b>Project 2 Name &amp; Location:</b>		<b>Project Start &amp; End Dates:</b>	
<b>LSA Agreement, ITP, or Other Agency Permit Number:</b>		<b>Role(s):</b>	
<b>Survey Type(s):</b>		<b>Construction Monitoring:</b>	Days: Activities:
<b>Species Life Stages Observed &amp; Handled, Number of Each:</b>	Life Stage: Number Observed: Number Handled: Reported to CNDDB (Y/N):	<b>Company Name, Professional Reference Name, Phone, Email:</b>	
<b>If <u>not</u> reported to CNDDB, why:</b>			
<b>CDFW and Other Agency Email:</b>			
<b>Project 3 Name &amp; Location:</b>		<b>Project Start &amp; End Dates:</b>	
<b>LSA Agreement, ITP, or Other Agency Permit Number:</b>		<b>Role(s):</b>	
<b>Survey Type(s):</b>		<b>Construction Monitoring:</b>	Days: Activities:
<b>Species Life Stages Observed &amp; Handled, Number of Each:</b>	Life Stage: Number Observed: Number Handled: Reported to CNDDB (Y/N):	<b>Company Name, Professional Reference Name, Phone, Email:</b>	
<b>If <u>not</u> reported to CNDDB, why:</b>			

<sup>4</sup> Insert the role as described in the associated LSA Agreement, ITP or other agency permit. If these permits were not issued, describe the role based on the duties, e.g., “lead biologist with handling authorization” or “biological monitor.”

<sup>5</sup> For example, pre-construction survey or description of the protocol or guideline followed.

<sup>6</sup> Include the number of days and describe the types of activities monitored (e.g., heavy equipment operation).

<sup>7</sup> CNDDB is the abbreviation for California Natural Diversity Database.

**Project Name:**  
**LSA Agreement/ITP Number(s):**

<b>CDFW and Other Agency Email:</b>			
<b>Additional Information:</b>			
Insert Species or Resource 2			
<b>Project 1 Name &amp; Location:</b>		<b>Project Start &amp; End Dates:</b>	
<b>LSA Agreement, ITP, or Other Agency Permit Number:</b>		<b>Role(s):</b>	
<b>Survey Type(s):</b>		<b>Construction Monitoring:</b>	Days: Activities:
<b>Species Life Stages Observed &amp; Handled, Number of Each:</b>	Life Stage: Number Observed: Number Handled: Reported to CNDDDB (Y/N):	<b>Company Name, Professional Reference Name, Phone, Email:</b>	
<b>If <u>not</u> reported to CNDDDB, why:</b>			
<b>CDFW and Other Agency Email:</b>			
<b>Project 2 Name &amp; Location:</b>		<b>Project Start &amp; End Dates:</b>	
<b>LSA Agreement, ITP, or Other Agency Permit Number:</b>		<b>Role(s):</b>	
<b>Survey Type(s):</b>		<b>Construction Monitoring:</b>	Days: Activities:
<b>Species Life Stages Observed &amp; Handled, Number of Each:</b>	Life Stage: Number Observed: Number Handled: Reported to CNDDDB (Y/N):	<b>Company Name, Professional Reference Name, Phone, Email:</b>	
<b>If <u>not</u> reported to CNDDDB, why:</b>			
<b>CDFW and Other Agency Email:</b>			
<b>Project 3 Name &amp; Location:</b>		<b>Project Start &amp; End Dates:</b>	
<b>LSA Agreement, ITP, or Other Agency Permit Number:</b>		<b>Role(s):</b>	
<b>Survey Type(s):</b>		<b>Construction Monitoring:</b>	Days: Activities:
<b>Species Life Stages Observed &amp; Handled, Number of Each:</b>	Life Stage: Number Observed: Number Handled: Reported to CNDDDB (Y/N):	<b>Company Name, Professional Reference Name, Phone, Email:</b>	
<b>If <u>not</u> reported to CNDDDB, why:</b>			
<b>CDFW and Other Agency Email:</b>			
<b>Additional Information:</b>			
Insert Species or Resource 3			
<b>Project 1 Name &amp; Location:</b>		<b>Project Start &amp; End Dates:</b>	

**Project Name:**  
**LSA Agreement/ITP Number(s):**

<b>LSA Agreement, ITP, or Other Agency Permit Number:</b>		<b>Role(s):</b>	
<b>Survey Type(s):</b>		<b>Construction Monitoring:</b>	Days: Activities:
<b>Species Life Stages Observed &amp; Handled, Number of Each:</b>	Life Stage: Number Observed: Number Handled: Reported to CNDDDB (Y/N):	<b>Company Name, Professional Reference Name, Phone, Email:</b>	
<b>If <u>not</u> reported to CNDDDB, why:</b>			
<b>CDFW and Other Agency Email:</b>			
<b>Project 2 Name &amp; Location:</b>		<b>Project Start &amp; End Dates:</b>	
<b>LSA Agreement, ITP, or Other Agency Permit Number:</b>		<b>Role(s):</b>	
<b>Survey Type(s):</b>		<b>Construction Monitoring:</b>	Days: Activities:
<b>Species Life Stages Observed &amp; Handled, Number of Each:</b>	Life Stage: Number Observed: Number Handled: Reported to CNDDDB (Y/N):	<b>Company Name, Professional Reference Name, Phone, Email:</b>	
<b>If <u>not</u> reported to CNDDDB, why:</b>			
<b>CDFW and Other Agency Email:</b>			
<b>Project 3 Name &amp; Location:</b>		<b>Project Start &amp; End Dates:</b>	
<b>LSA Agreement, ITP, or Other Agency Permit Number:</b>		<b>Role(s):</b>	
<b>Survey Type(s):</b>		<b>Construction Monitoring:</b>	Days: Activities:
<b>Species Life Stages Observed &amp; Handled, Number of Each:</b>	Life Stage: Number Observed: Number Handled: Reported to CNDDDB (Y/N):	<b>Company Name, Professional Reference Name, Phone, Email:</b>	
<b>If <u>not</u> reported to CNDDDB, why:</b>			
<b>CDFW and Other Agency Email:</b>			
<b>Additional Information:</b>			
Insert Species or Resource 4			
<b>Project 1 Name &amp; Location:</b>		<b>Project Start &amp; End Dates:</b>	
<b>LSA Agreement, ITP, or Other Agency Permit Number:</b>		<b>Role(s):</b>	
<b>Survey Type(s):</b>		<b>Construction Monitoring:</b>	Days: Activities:

**Project Name:**  
**LSA Agreement/ITP Number(s):**

<b>Species Life Stages Observed &amp; Handled, Number of Each:</b>	Life Stage: Number Observed: Number Handled: Reported to CNDDDB (Y/N):	<b>Company Name, Professional Reference Name, Phone, Email:</b>	
<b>If <u>not</u> reported to CNDDDB, why:</b>			
<b>CDFW and Other Agency Email:</b>			
<b>Project 2 Name &amp; Location:</b>		<b>Project Start &amp; End Dates:</b>	
<b>LSA Agreement, ITP, or Other Agency Permit Number:</b>		<b>Role(s):</b>	
<b>Survey Type(s):</b>		<b>Construction Monitoring:</b>	Days: Activities:
<b>Species Life Stages Observed &amp; Handled, Number of Each:</b>	Life Stage: Number Observed: Number Handled: Reported to CNDDDB (Y/N):	<b>Company Name, Professional Reference Name, Phone, Email:</b>	
<b>If <u>not</u> reported to CNDDDB, why:</b>			
<b>CDFW and Other Agency Email:</b>			
<b>Project 3 Name &amp; Location:</b>		<b>Project Start &amp; End Dates:</b>	
<b>LSA Agreement, ITP, or Other Agency Permit Number::</b>		<b>Role(s):</b>	
<b>Survey Type(s):</b>		<b>Construction Monitoring:</b>	Days: Activities:
<b>Species Life Stages Observed &amp; Handled, Number of Each:</b>	Life Stage: Number Observed: Number Handled: Reported to CNDDDB (Y/N):	<b>Company Name, Professional Reference Name, Phone, Email:</b>	
<b>If <u>not</u> reported to CNDDDB, why:</b>			
<b>CDFW and Other Agency Email:</b>			
<b>Additional Information:</b>			

**ITP Attachment 3  
2081-2021-026-06**

**GIS data collection condition for relocation sites.**

Provide CDFW with GIS Shapefiles or a file geodatabase. Collect data in WGS84 reference coordinate system in decimal degrees (DD). Provide shapefiles with the following information in the metadata or an attached document:

Project Information- County Project is in, Project Name, Assessor's Parcel Number, Latitude, Longitude, acres, and permit number.

Covered Species Relocation Site Information- County recipient site is located, Recipient Site, Recipient Site Assessor's Parcel Number, , acres of Recipient site, Latitude, Longitude, height of relocated individual(s), and date of relocation.

**In addition, provide a graphic (JPEG or PDF) of the project boundary on a USGS quad with the quad name and project name identified.**

Please note, CDFW is unable to accept zipped files through email. Zipped files may be uploaded to CDFW's FTP site. Please contact your Regional Representative to request an FTP link to access the site.

**[Financial institution letterhead]**

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

---

Issue Date: **[date]**

Beneficiary:

California Department of Fish and Wildlife  
Habitat Conservation Planning Branch  
960 Riverside Parkway, Suite 90  
West Sacramento, CA 95605  
Attn: HCPB Mitigation Funds

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 CDFW pursuant to the terms of the incidental take permit for the **[name of project]** issued by 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 in the Permit ("Mitigation Requirements").
4. We are finally informed that this Credit is intended by CDFW and the Applicant to serve as a security device for the performance by the Applicant of the Mitigation Requirements.
5. 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 CDFW as defined in paragraph 12 below. Presentation by 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 CDFW, or to the account of CDFW, in immediately available funds, as CDFW shall specify.
8. If a demand for payment does not conform to the terms and conditions of this Credit, we shall give 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, 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 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 CDFW, as defined in paragraph 12 below.
12. An Authorized Representative shall mean the Director of CDFW; the General Counsel of CDFW; a Regional Manager of CDFW; or the Branch Manager of CDFW's Habitat Conservation Planning Branch.
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 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 CDFW: Department of Fish and Wildlife, Habitat Conservation Planning Branch, 960 Riverside Parkway, Suite 90, West

Sacramento, CA 95605, Attn: HCPB Mitigation Funds; 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 laws 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 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: \_\_\_\_\_  
Telephone: \_\_\_\_\_

ATTACHMENT A

CERTIFICATE FOR DRAWING

**[CDFW Letterhead]**

**[Date]**

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

Re: Irrevocable Standby Letter of Credit No. **[number issued by financial institution]**

The undersigned, a duly Authorized Representative of the California Department of Fish and Wildlife (“CDFW”), as defined in paragraph 12 in the above-referenced standby letter of credit (“Credit”), hereby certifies to the Issuer that:

1. **[Insert one of the following statements:** “In the opinion of 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 CDFW that the Credit will not be extended and the Applicant has not provided CDFW with an equivalent security approved by 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. 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, CDFW has executed and delivered this Certificate as of this \_\_\_ day of **[month]**, **[year]**.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

\_\_\_\_\_  
**[Insert one of the following:** “Director” **or** “General Counsel” **or** “Regional Manager, [Name of Regional Office]” **or** “Branch Manager, Habitat Conservation Planning Branch”]

ATTACHMENT B

CERTIFICATE FOR CANCELLATION

[*CDFW Letterhead*]

[*Date*]

[*Name and address of financial institution*]

Re: Irrevocable Standby Letter of Credit No. [*number issued by financial institution*]

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 Applicant has provided CDFW with an equivalent security approved by CDFW to replace the Credit.”]
2. CDFW therefore requests the cancellation of the Credit.

Therefore, CDFW has executed and delivered this Certificate for Cancellation as of this \_\_\_\_ day of [*month*], [*year*].

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

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[*Insert one of the following:* “Director” **or** “General Counsel” **or** “Regional Manager, [*Name of Regional Office*]” **or** “Branch Manager, Habitat Conservation Planning Branch”]

State of California - Department of Fish and Wildlife  
**MITIGATION PAYMENT TRANSMITTAL FORM**  
 DFW 1057 (REV.05/18/21)

**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.

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

**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: \_\_\_\_\_

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

Please send this form to [asbmitigation@wildlife.ca.gov](mailto:asbmitigation@wildlife.ca.gov)



**California Department of Fish and Wildlife  
Inland Deserts Region  
3602 INLAND EMPIRE BLVD., SUITE C-220  
ONTARIO, CA 91764**

California Endangered Species Act  
Amended Incidental Take Permit No. 2081-2021-026-06  
(Amendment No. 3)

**SILVERWOOD (TAPESTRY PHASE I) PROJECT**

**I. 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<sup>1</sup> of any species of wildlife designated by the California Fish and Game Commission as an endangered, threatened, or candidate species.<sup>2</sup> However, CDFW may authorize the take of any such species by permit pursuant to the conditions set forth in Fish and Game Code section 2081, subdivisions (b) and (c). (See Cal. Code Regs., tit. 14, § 783.4).

<b>Permittee:</b>	<b>Silverwood Development Phase 1, LLC</b>
<b>Principal Officer:</b>	<b>John Ohanian, General Manager</b>
<b>Contact Person:</b>	<b>John Ohanian, (714) 785-2381</b>
<b>Mailing Address:</b>	<b>17750 ½ Ranchero Road Hesperia, CA 92345</b>

**II. Amended ITP Background:**

On April 21, 2021, Permittee submitted a CESA ITP application to 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. Permittee sought take coverage authorization for a CESA listed species associated with project-related impacts from the Silverwood (Tapestry Phase I) Project (Project), in San Bernardino County, California.

On March 23, 2022, the California Department of Fish and Wildlife (CDFW) issued Incidental Take Permit No. 2081-2021-026-06 (ITP) to Silverwood Development Phase 1, LLC (Permittee), authorizing take of western Joshua tree (*Yucca brevifolia*) (Covered Species) associated with and incidental to the Project. The Project, as described in the ITP, includes the first phase of development of 1,033.1 acres of the Tapestry Specific Plan into residential uses as well as supporting public facilities and infrastructure, including off-site infrastructure improvements. In issuing the ITP, CDFW found, among

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<sup>1</sup> 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”].)

<sup>2</sup> 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.

other things, that Permittee's compliance with the Conditions of Approval of the ITP would fully mitigate Project impacts of the taking on the Covered Species and that issuance of the ITP would not jeopardize the continued existence of the Covered Species.

In a letter dated October 21, 2022, Permittee requested an amendment to their ITP for changes that were made following issuance of the ITP, including decreases in the distance to daylight lines and subsequent reductions in the limits of grading, reductions in impacts to avoid easements, and minor essential design modifications. Reductions in the distance to daylight lines were made to decrease project impacts to sensitive biological resources within all of Phase 1. Additional requested changes to project impact limits included the removal of the temporary water storage pond in the southern portion of the Project area. The Permittee requested the water booster station, located in the southeastern part of the Project area and analyzed during the California Environmental Quality Act review but not included in the initial ITP application, be added to the Project design. The booster station would include an extension of Silverwood Trail Road (approximately 1,000 linear feet) to allow access to the site. A single temporary brow ditch would be added to convey flows across the site construction and into a stormwater basin. The temporary water storage pond for recycled water would no longer be needed as part of the Project and the Permittee requested to remove it. The total Project area decreased from 1,033.1 to 1,014.9 acres. On February 21, 2023, CDFW issued ITP No. 2081-2021-026-06-A1 to the Permittee, which included the requested changes and authorized take of the Covered Species associated with and incidental to the Project.

In a letter dated August 7, 2023, the Permittee requested a timeline extension for the compensatory mitigation associated with the impacts for the Covered Species. Furthermore, the Permittee refers to the Western Joshua Tree Conservation Act as a point of reference for the need to extend the timeline to complete its compensatory mitigation, as this Act brought uncertainties to the Permittee, mitigation options, and mitigation banks. The Permittee requested an extension of 12 months to their 18-month timeline, for a new timeline of 30 months to complete their compensatory mitigation requirements. On September 21, 2023, CDFW issued ITP No. 2081-2018-026-06-A2 to the Permittee, which included the requested changes and authorized take of the Covered Species associated with and incidental to the Project.

On July 25, 2024, CDFW received the Permittee's request to amend the ITP for major changes to the ITP following new legislation enacting the Western Joshua Tree Conservation Act (WJTCA). The Permittee requested to remove 397.1 acres (Figure 3) where no work has occurred from this ITP as stated they will seek take authorization under the WJTCA. Project impacts to the Covered Species will then be reduced from 578.7 to 330.1 acres of occupied Covered Species habitat under this Amended ITP. The revised project area of 617.8 acres will be authorized for take of the Covered Species under this Amended ITP that will include portions of Phase 1A, Phase 1B and the Undeveloped Open Space as identified in Figure 3. Finally, the Major Amendment proposal communicates that the permittee will seek take authorization for the excluded 397.1 acres of occupied Covered Species habitat by applying for take authorization through the WJTCA.

Amended Incidental Take Permit  
No. 2081-2021-026-06  
(Amendment No.3)

**Silverwood Development Phase 1, LLC  
Silverwood (Tapestry Phase I) Project**

This Major Amendment updates the direct impacts of the Project based on the modified Project Description and Project Area, and an updated assessment of Covered Species habitat impacts. The changes in acreage of each Project Component are listed in Table 1 and Table 2 below.

CDFW finds that this amendment is a Major Amendment, as defined in California Code of Regulations, title 14, section 783.6, subdivision (c)(5). It is not expected that this Major Amendment will increase Project impacts on the species (i.e., “impacts of taking” as used in Fish and Game Code Section 2081, subd. (b)(2)). Issuance of this Major Amendment does not affect CDFW’s previous determination that issuance of the ITP meets and is otherwise consistent with the permitting criteria set forth in Fish and Game Code section 2081, subdivisions (b) and (c). None of the factors that would trigger the need for subsequent or supplemental environmental analysis of the Project under Public Resources Code section 21166 or California Code of Regulations, Title 14, sections 15162 and 15163, exist as a result of this Major Amendment.

CDFW now reissues this ITP including the revised provisions in this Major Amendment (Collectively, the Amended ITP). The Amended ITP includes all of the operative provisions as of the effective date of this Amended ITP. Attachment 6 to this Amended ITP shows the specific red-line changes made to the ITP as a result of this Major Amendment.

### **III. Effective Date and Expiration Date of this ITP:**

This Amended ITP shall become effective when signed by all parties and received by CDFW as described in the Notices section of this Amended ITP. Unless renewed by CDFW, this Amended ITP and its authorization to take the Covered Species shall expire on **March 21, 2027**.

Notwithstanding the expiration date on the take authorization provided by this Amended ITP, Permittee’s obligations pursuant to this Amended ITP do not end until CDFW accepts as complete the Permittee’s Final Mitigation Report required by Condition of Approval 6.7 of this Amended ITP.

### **IV. Project Location:**

The Project is located east of Interstate 15 and north of State Route 173 within the City of Hesperia, San Bernardino County (See Figure 1). The Project is located approximately 8 miles east of I-15, north of SR-173, south of Ranchero Road, and west of Arrowhead Lake Road miles at approximately Latitude 34.367085°, Longitude -117.281207°. The Project site is bounded by City of Hesperia development to the north, the Mojave River to the east, the West Fork Mojave River to the south, and the California Aqueduct to the west.

### **V. Project Description:**

The Project is a portion of the first phase of development of 1,014.9 acres of the Tapestry Specific Plan into residential uses as well as supporting public facilities and infrastructure, including off-site infrastructure improvements. Approximately 144.2 acres will remain as undeveloped open space. The project includes 2,104 residential units, ranging from low to medium density and an elementary school in the southern portion of the project (see Figure 2). Parks in this phase will encompass approximately 81 acres, including an approximate 34-acre community park and six neighborhood or pocket parks totaling approximately 47 acres. Trails will link the parks and proposed residences and open space areas.

Amended Incidental Take Permit  
No. 2081-2021-026-06  
(Amendment No.3)

**Silverwood Development Phase 1, LLC  
Silverwood (Tapestry Phase I) Project**



Phase 1 would be constructed in two distinct subphases: Phases 1A and 1B and will take approximately three years to complete (Figure 3). Phase 1A includes the areas of the site that will commence in the first six months of the project, including Silverwood Trail, other project roads and utilities, and the portions of the project that will deliver the first set of homes, parks, and associated infrastructure. Phase 1B is expected to commence approximately six months after the start of Phase 1A and will consist of the remainder of the Project. Phase 1A and 1B combined host 869.3 acres of Covered Species habitat. However, 397.1 acres of Covered Species habitat within Phase 1A and 1B will seek take authorization through the WJTCA immediately upon issuance of this Amended ITP. The remainder of 473.6 acres within Phase 1A and 1B, and the Undeveloped Open Space of 144.2 acres, accumulating 617.8 acres will be covered by this permit. Table 1 is updated below to show the amended Project Area.

Table 1. Acreage of Project and Phase 1A and 1B

Area of Project	Total Area (Acres)	Area of Authorized Take (Acres)	Area of Current Impact to Occupied Species Habitat (Acres)	Area removed from ITP (to be permitted by the WJTCA) (Acres)
Phase 1A	304.2	291.9	186.8	12.3
Phase 1B	565.1	181.7	143.3	383.4
Undeveloped Open Space	144.2	144.2	0	0
Existing Developed Area Outside of Development and Undeveloped Open Space	1.4	0	0	1.4
<b>Total</b>	<b>1,014.9</b>	<b>617.8</b>	<b>330.1</b>	<b>397.1</b>

Project activities to occur in Phase 1A and Phase 1B include establishing a perimeter, relocation of Covered Species and other native vegetation, removal of trash and debris, mechanical vegetation removal, mass grading, trenching for underground utilities, and construction of facilities, as described in detail below.

*Establishing a Perimeter:* The initial work on the site will establish a perimeter around the Project area. Pickup trucks and flatbed trailers will be used to transport fencing materials along the site perimeter. The fencing will be installed using a combination of shovels, post-hole diggers, and mechanical augers. Staking of the upcoming subphase will be completed using pickup trucks and survey equipment.

*Relocation of Covered Species and other Native Vegetation:* A portion of the Covered Species and

Amended Incidental Take Permit  
 No. 2081-2021-026-06  
 (Amendment No.3)

**Silverwood Development Phase 1, LLC  
 Silverwood (Tapestry Phase I) Project**

other native vegetation (e.g., junipers and cactus species) deemed suitable for transplanting into the Project's landscaping areas will be removed and relocated. Select Covered Species, generally less than 10 feet in height, will be removed by mechanical equipment. The equipment expected to be used to excavate individuals proposed for translocation is a hydraulic tree spade for larger individuals and a pneumatic jack hammer with a spade or paddle bit to remove smaller trees. The excavated trees will be laid horizontally and transported either directly to project landscaping areas or to the on-site nursery using a forklift, UTV, truck or tractor. Roots and root balls from the excavated Covered Species will be treated and the individuals will be stored at the on-site nursery until they are ready to be re-planted. Covered Species' seed may also be collected if it is available, depending on the timing of the start of construction. The other native vegetation will be relocated with equipment using a spade attachment for later use in project landscaping and other areas of the site.

*Trash and Debris Removal:* Trash and debris will also be removed from the Project area both by hand and mechanically. Loaders and rubber-tired trucks will be used to collect the larger pieces of trash and debris for disposal off-site.

*Vegetation Removal:* Vegetation will be removed prior to grading using mechanical equipment (mow deck, discing, and loaders). The Covered Species that were deemed too large or unsuitable for transplanting will be removed during this activity. The vegetation and remaining Covered Species will be piled, mulched, and loaded into trucks for disposal at an approved facility off site. Water trucks will be used throughout this process for dust control purposes.

*Grading:* The Project area will be mass graded incrementally over a period of approximately 18 months due to the size of the site. Then the site will be pre-watered to introduce moisture into the soil to allow for proper compaction and movement of soils during grading. Mass grading will be completed using earth moving equipment (scrapers, wheel loaders, compaction equipment, and water trucks). Fine grading of specific subphases will occur to build the final pads, streets, and slopes. Fine grading of each of the subphases will occur based on demand for final lots and the development of the community. Fine grading will be completed using dozers, grading tractors, and motor graders.

*Trenching for Underground Utilities:* Underground utilities will be completed using trenching equipment and then backfilled and compacted using compaction equipment and water trucks.

*Construction of Facilities:* Water service will be provided via water infrastructure facilities as well as existing City of Hesperia water facilities. A water booster station will be constructed immediately south of Phase I development area. Roadways and other associated infrastructure necessary to support this phase of development will also be built. Elements required to meet the Project's Phase I Water Quality Management Plan will be installed including vegetated swales and buffers in locations along streets (and in between streets and sidewalks) and common areas, and extended detention basins at applicable outlet points within the Project area. Pads, streets, and slopes will be constructed, and landscaping installed.

**VI. Covered Species Subject to Take Authorization Provided by this Amended ITP:**

This Amended ITP covers the following species:

<u>Name</u>	<u>CESA Status<sup>3</sup></u>
1. western Joshua tree ( <i>Yucca brevifolia</i> )	Candidate <sup>4</sup>

This species and only this species is the “Covered Species” for the purposes of this Amended ITP.

**VII. 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 the use of vehicles, equipment, and hand-held tools in the Project area; installation of materials into the ground for perimeter fencing and subphase staking; removal and translocation of individuals with mechanical equipment; holding individuals temporarily in an on-site nursery; replanting individuals; seed collection; manual and mechanical removal of trash and debris using loaders and trucks; disposal of individuals; mass and fine grading and compaction of soil using earth moving equipment; removal and mulching of vegetation; use of water trucks for dust control; trenching and use of trenching equipment; building of final pads, streets, and slopes, and construction of other on-site facilities (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 removal of individuals with mechanical equipment; mulching removed individuals; relocation and replanting; decline and death resulting from damaged root systems; destruction and/or damage to seedbank and germinating seeds through use of equipment; entombment of seedbank from building of permanent structures; and eliminating habitat. Incidental take of individuals of the Covered Species may also occur from the Covered Activities in the form of catch, capture, or attempt to do so of the Covered Species from relocation activities; housing individuals in the on-site nursery; and the collection of seeds. The areas where take of the Covered Species is expected to occur include: the 473.6 acres of occupied habitat within Phase 1A and Phase 1B and the 144.2 acres of open space identified in Figure 3 and Table 1. The Permittee intends to seek take authorization for the remaining 397.1 acres through the WJTCA.

The Project is expected to cause the permanent loss of 330.1 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: destruction or modification of Covered Species habitat that may lead to mortality of Covered Species’ obligate pollinating moth (*Tegeticula synthetica*) during its dormancy within the soil or in its flight phase leading to compromised sexual recruitment of new individual Covered Species; mortality or disruption to the behavior of seed dispersing rodents leading to compromised germination success; and loss of nurse plants compromising seedling emergence and survival; elimination or reduction of photosynthesis and evapotranspiration efficiency due to accumulated of fugitive dust from Covered

<sup>3</sup> Under CESA, a species may be on the list of endangered species, the list of threatened species, or the list of candidate species.

<sup>4</sup> The species status may change following the decision of the Fish and Game Commission to designate the species as threatened or endangered but if there is such a designation, the species will remain a Covered Species.

Activities; destruction of macro- and micro-vegetation elements; introduction and invasion of non-native plant species due to disturbance of habitat conditions that leads to invasive species outcompeting native annual plant community establishment; invasive species colonization resulting in increased anthropogenic wildfire risk with increased frequency and intensity for remaining individuals and adjacent habitat; increased erosion associated impacts to individuals located near widened roadways or hardscapes due to concentrated runoff; compacting of soils resulting in decreased seedling survival and infiltration rates; stress or damage to individuals; long-term effects due to loss of suitable habitat and decline of local population; severe soil impacts such as leaving subsoil on the surface and disturbance to stabilized soil crusts and biotic components leading to reduced germination due to loss of organic material and soil nutrients, and moisture retention; and vandalism of individuals located in public areas due to facilitation of human access.

**VIII. Incidental Take Authorization of Covered Species:**

This Amended 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 Amended 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 Amended ITP, or intentional take of Covered Species except for capture and relocation of Covered Species as authorized by this Amended ITP.

**IX. 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, and staging and parking. CDFW’s issuance of this Amended 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 with regard to each respective Phase of the Project:

1. **Legal Compliance:** Permittee shall comply with all applicable federal, state, and local laws in existence on the effective date of this Amended 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 Initial Study/Environmental Impact Report (SCH No.: 2013111021) certified by City of Hesperia on January 26, 2016, as lead agency for the Project pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.).
3. **LSA Agreement Compliance:** Permittee shall implement and adhere to the mitigation measures and conditions related to the Covered Species in the Lake and Streambed Alteration Agreement (LSAA) Environmental Permit Information Management System (EPIMS) No. SBR-18339-R6 for the Project executed by CDFW pursuant to Fish and Game Code section 1600 et seq.
4. **Amended ITP Time Frame Compliance:** Permittee shall fully implement and adhere to the conditions of this Amended ITP within the time frames set forth below and as set forth in the

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Mitigation Monitoring and Reporting Program (MMRP), which is included as Attachment 1 to this Amended 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 Amended 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 Amended ITP.
- 5.2. Designated Biologist(s) and Biological Monitor(s).** Permittee shall submit to CDFW in writing the name, qualifications, business address, and contact information of the Designated Biologist(s) and Biological Monitor(s) using the Biologist Resume Form (Attachment 2) or another format containing the same information at least 30 days before starting Covered Activities. Permittee shall ensure that the Designated Biologist(s) and Biological Monitor(s) are knowledgeable and experienced in the biology, natural history, collecting and handling of the Covered Species. The Designated Biologist(s) and Biological Monitor(s) 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. Permittee shall obtain CDFW approval of the Designated Biologist(s) and Biological Monitor(s) in writing before starting Covered Activities and shall also obtain approval in advance, in writing, if the Designated Biologist(s) or Biological Monitor(s) must be changed.
- 5.3. Designated Biologist Authority.** To ensure compliance with the Conditions of Approval of this Amended ITP, the Designated Biologist shall immediately stop any activity that does not comply with this Amended ITP and/or order any reasonable measure to avoid the unauthorized take of an individual of the Covered Species. Permittee shall provide unfettered access to the Project Site and otherwise facilitate the Designated Biologist in the performance of his/her duties. If the Designated Biologist is unable to comply with the Amended ITP, then the Designated Biologist shall notify the CDFW Representative immediately. Permittee shall not enter into any agreement or contract of any kind, including but not limited to non-disclosure agreements and confidentiality agreements, with its contractors and/or the Designated Biologist that prohibit or impede open communication with CDFW, including but not limited to providing CDFW staff with the results of any surveys, reports, or studies or notifying CDFW of any non-compliance or take. Failure to notify CDFW of any non-compliance or take or injury of a Covered Species as a result of such agreement or contract may result in CDFW taking actions to prevent or remedy a violation of this Amended ITP.
- 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

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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 Amended ITP. Permittee shall prepare and distribute wallet-sized cards or a fact sheet handout containing this information for workers to carry in the Project Area. 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. 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 Documentation.** The Designated Biologist(s) and Biological Monitor(s) shall maintain construction-monitoring documentation on-site in either hard copy or digital format throughout the construction period, which shall include a copy of this Amended ITP with attachments and a list of signatures of all personnel who have successfully completed the education program. Permittee shall ensure a copy of the construction-monitoring documentation is available for review at the Project site upon request by CDFW.
- 5.6. 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, ideally at daily intervals but at least once a week, to avoid attracting opportunistic predators such as ravens, coyotes, and feral dogs.
- 5.7. 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.
- 5.8. 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 in that area.
- 5.9. 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.
- 5.10. Project Access.** Project-related personnel shall access the Project Area using existing routes, or routes identified in the Project Description and shall not cross Covered Species' habitat outside of or en route to the Project Area. Permittee shall restrict Project-related vehicle

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traffic to established roads, staging, and parking areas. 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 Amended ITP, among other reasons, if additional take of Covered Species will occur as a result of the Project modification.

- 5.11. 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 5.10 of this Amended ITP.
- 5.12. 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.
- 5.13. CDFW Access.** Permittee shall provide CDFW staff with reasonable access to the Project and mitigation lands under Permittee control, and shall otherwise fully cooperate with CDFW efforts to verify compliance with or effectiveness of mitigation measures set forth in this Amended ITP.
- 5.14. Refuse Removal.** Upon completion of Covered Activities, Permittee shall remove from the Project Area and properly dispose of all 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.

**6. Monitoring, Notification and Reporting Provisions:**

- 6.1. Notification Before Commencement.** The Designated Representative shall notify CDFW before starting Covered Activities and shall document compliance with all pre-Project Conditions of Approval before starting Covered Activities.
- 6.2. Notification of Non-compliance.** The Designated Representative shall immediately notify CDFW if the Permittee is not in compliance with any Condition of Approval of this Amended ITP, including but not limited to any actual or anticipated failure to implement measures within the time periods indicated in this Amended ITP and/or the MMRP. The Designated Representative shall follow up within 24 hours with a written report to CDFW describing, in detail, any non-compliance with this Amended ITP and suggested measures to remedy the situation.
- 6.3. Compliance Monitoring.** The Designated Biologist shall be on-site daily when Covered Activities occur. The Designated Biologist shall conduct compliance inspections a minimum

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of once a week during periods of inactivity and after clearing, grubbing, and grading are completed. 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 Amended 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 Amended ITP.

**6.4. Quarterly Compliance Report.** The Designated Representative or Designated Biologist shall compile the observation and inspection records identified in Condition of Approval 6.3 into a Quarterly Compliance Report and submit it to CDFW along with a copy of the MMRP table with notes showing the current implementation status of each mitigation measure. Quarterly Compliance Reports shall be submitted to the CDFW offices listed in the Notices section of this Amended ITP and via e-mail to CDFW's Regional Representative and Headquarters CESA Program. At the time of this Amended ITP's approval, the CDFW Regional Representative is Steven Recinos (Steven.Recinos@wildlife.ca.gov) and Headquarters CESA Program email is CESA@wildlife.ca.gov. CDFW may at any time increase 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.

**6.5. Annual Status Report.** Permittee shall provide CDFW with an Annual Status Report (ASR) no later than January 31 of every year beginning with issuance of this Amended ITP and continuing until CDFW accepts the Final Mitigation Report identified below. Each ASR shall include, at a minimum: (1) a summary of all Quarterly Compliance Reports for that year identified in Condition of Approval 6.4; (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, both for the prior calendar year, and a total since Amended ITP issuance; and (7) information about other Project impacts on the Covered Species.

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- 6.6. CNDDDB Observations.** The Designated Biologist shall submit all observations of Covered Species to CDFW's California Natural Diversity Database (CNDDDB) within 60 calendar days of the observation and the Designated Biologist shall include copies of the submitted forms with the next Quarterly Compliance Report or ASR, whichever is submitted first relative to the observation.
- 6.7. 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 Quarterly Compliance Reports and all ASRs; (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 Amended 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.
- 6.8. Notification of Take or Damage.** Permittee shall immediately notify the Designated Biologist if a Covered Species is taken or damaged by a Project-related activity, or if a Covered Species is otherwise found dead or damaged within the vicinity of the Project. The Designated Biologist or Designated Representative shall provide initial notification to CDFW by email to Steven Recinos ([Steven.Recinos@wildlife.ca.gov](mailto:Steven.Recinos@wildlife.ca.gov)) and as described in the Notices section of this Amended ITP. The initial notification to CDFW shall include information regarding the location, species, and number of plants taken or damaged and the Amended ITP Number. Following initial notification, Permittee shall send CDFW a written report within two calendar days. The report shall include the date and time of the finding or incident, location of the plant or carcass, and if possible, provide a photograph, explanation as to cause of take or damage, and any other pertinent information.
- 6.9. Relocated Covered Species Report.** Permittee shall provide a Relocated Covered Species Report following the relocation of all Covered Species used in the project's landscaping areas. The report shall be received no later than 45 days after completion of all mitigation measures. In the report, the Permittee shall provide a written documentation that includes the project information, location (latitude/longitude) of the relocated Covered Species, the height of the relocated species, date of relocation, and color photographs of the relocated species. Geographic Information Systems (GIS) data shall also be provided to supplement the report as outlined in Attachment 3. Take authorization shall apply to these Covered Species and does not extend to any subsequent recruitment and/or establishment of seedbank in the landscaping areas surrounding these Covered Species following Covered Activities and the expiration of this Amended ITP.

**7. Take Minimization Measures:** The following requirements are intended to ensure the

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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. Covered Species Avoidance.** Permittee in consultation with the Designated Biologist shall implement avoidance buffers surrounding Covered Species individuals and habitat within the 144.4 acres of area designated as open space following Condition of Approval 5.9. CDFW may require an amendment to this Amended ITP if additional take of Covered Species will occur as a result of Project modification in these areas.
- 7.2. Designated Areas for Stockpiling Materials.** Permittee shall ensure that fill brought into the Project Area is placed only in designated staging areas to avoid impacts on the Covered Species.
- 7.3. Perimeter Fencing.** To allow the passage of wildlife serving as seed dispersal agents for the Covered Species, Permittee shall provide an opening at grade 6 inches high by 12 inches wide every 100 feet along the perimeter fence.
- 7.4. Trenching.** Permittee shall not perform trenching activities during a storm event as soils around the root zone of individuals of the Covered Species may be more susceptible to erosion. Permittee shall only work during periods of dry weather (with less than a 40 percent chance of rain). No work shall occur during a precipitation event. Within at least 12 hours prior to the onset of precipitation, Permittee shall cease all trenching activities, all associated erosion control measures shall be in place, and all motorized equipment and fueling materials shall be removed from areas where runoff from these items can be reasonably foreseen to come into contact with Covered Species. Trenching halted due to precipitation may resume when precipitation ceases and after a dry-out period of 48 hours for rain events. Permittee shall monitor the National Weather Service 72-hour forecast for the Project Area. Weather forecasts shall be documented and provided upon request by CDFW. Permittee in consultation with the Designated Biologist shall place trenching/excavation spoils and materials an appropriate distance away from Covered Species habitat so direct and indirect impacts to the Covered Species do not occur.
- 7.5. Check Equipment for Leaks.** Permittee shall ensure that construction equipment and vehicles operated in the Project Area are checked and maintained daily to prevent leaks of fuel, lubricants, solvents or other fluids that could contaminate soils of avoided Covered Species or Covered Species habitat.
- 7.6. Spill Cleanup.** Permittee shall begin the cleanup of all spills per Condition of Approval 5.12. CDFW shall be notified immediately by the Permittee if any spills that may have contaminated the root system of the Covered Species specified for avoidance (within 20 feet of an individual). The Permittee shall have all spill clean-up equipment on site during construction.
- 7.7. Hazardous Substances.** Raw cement/concrete or washings thereof, asphalt, paint or other

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coating material, oil or other petroleum products, or any other substances resulting from Covered Activities, shall be prevented from contaminating soils within 50 feet of avoided Covered Species and/or entering Covered Species habitat. Any of these materials, placed within or where they may impact individuals of the Covered Species, by any party working under the Permittee, or with the permission of Permittee, shall be removed immediately.

- 7.8. Concrete Wash Out.** When pouring or working with wet concrete and washing materials/equipment that came in contact with concrete, Permittee shall ensure that concrete is contained locally in the wash out and does not contaminate soils within 50 feet of avoided Covered Species individuals or Covered Species habitat.
- 7.9. Fire Prevention.** To avoid impacts on the Covered Species as a result of fire, workers conducting Covered Activities with the potential to inadvertently cause a fire (e.g., excavating) shall be equipped with an appropriate level of fire prevention and suppression equipment, such as fire extinguishers, backpack pumps filled with water, shovels, welding tents, shields, and/or fire-resistant mats.
- 7.10. Rodenticides and Insecticides.** Permittee shall not use rodenticides and/or insecticides on the Project Area without providing an explanation for why these chemicals are required to complete Covered Activities and receiving written permission from CDFW. If the use of rodenticides are approved, Permittee shall not use any second-generation anticoagulant rodenticide (brodifacoum, bromadiolone, difethialone, and difenacoum) on the Project Area. Permittee shall not use any first-generation anticoagulant rodenticide (diphacinone, chlorophacinone, and warfarin) on the Project Area without prior written permission from CDFW.
- 7.11. Invasive Species.** Permittee shall conduct Covered 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.), to the Project Area and adjacent Covered Species habitat. Prevention best management practices and guidelines for invasive plants can be found on the California Invasive Plant Council's website at: <http://www.cal-ipc.org/ip/prevention/index.php>.
- 7.12. Fugitive Dust Control.** Permittee shall reduce fugitive dust by prohibiting ground disturbing Covered Activities when wind speed exceeds 25 mph, and limiting vehicle speeds on unpaved roads to 15 mph.

- 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 from 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 protected acreage required to provide for adequate compensation.

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To meet this requirement the Permittee shall either purchase Covered Species credits from a CDFW-approved mitigation or conservation bank pursuant to Condition of Approval 8.2 below OR shall provide for both the permanent protection and management 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 8.4 below that correspond to their respective Phases in Table 2. Purchase of Covered Species credits OR permanent protection and funding for perpetual management of HM lands must be complete before starting Covered Activities within each Phase, or within 30 months from the start of ground disturbance for each Phase if Security is provided pursuant to Condition of Approval 9.1 below for all uncompleted obligations.

**Table 2. Compensatory Habitat Required Per Phase**

<b>Project Phase</b>	<b>Area of Impact to Occupied Covered Species Habitat (acres)</b>	<b>Compensatory Habitat Required (acres)</b>
Phase 1A	186.8	548.3
Phase 1B	143.3	368.5
<b>Total</b>	<b>330.1</b>	<b>916.8</b>

**8.1. Cost Estimates.** For the purposes of determining the Security amount, CDFW has estimated the cost sufficient for CDFW or its contractors to complete 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 \$5,000.00/acre for 916.8 acres: **\$4,584,000.00**. Land acquisitions costs are estimated using local fair market current value per acre for lands with habitat values meeting mitigation requirements;
- 8.1.2. All other costs necessary to review and acquire the land in fee title and record a conservation easement as described in Condition of Approval 8.3.1 and 8.3.2 below: **\$17,400.00**;
- 8.1.3. 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 **\$1,833,600.00**;
- 8.1.4. Interim management period funding as described in Condition of Approval 8.3.6 below, estimated at **\$550,080.00**;

- 8.1.5. Long-term management funding as described in Condition of Approval 8.4 below, estimated at \$3,000.00/acre for 916.8 acres: **\$2,750,400.00**. Long-term management funding is estimated initially for the purpose of providing Security to ensure implementation of HM lands management.
- 8.1.6. 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 **\$6,000.00**.
- 8.1.7. All costs associated with CDFW engaging an outside contractor to complete the mitigation tasks, including but not limited to acquisition, protection, and perpetual funding and management of the HM lands and restoration of temporarily disturbed habitat. These costs include but are not limited to the cost of issuing a request for proposals, transaction costs, contract administration costs, and costs associated with monitoring the contractor's work **\$75,000.00**.
- 8.2. Covered Species Credits.** If the Permittee elects to purchase Covered Species credits to complete compensatory mitigation obligations, then Permittee shall purchase credits in the amounts according to Table 2 from a CDFW-approved mitigation or conservation bank prior to initiating Covered Activities within each Phase, or within 30 months from the start of ground disturbance for each Phase if Security is provided pursuant to Condition of Approval 9 below. Prior to purchase of Covered Species credits, Permittee shall obtain CDFW approval to ensure the mitigation or conservation bank is appropriate to compensate for the impacts of the Project. Permittee shall submit to CDFW a copy of the Bill of Sale(s) and Payment Receipt prior to initiating Covered Activities within each Phase or within 30 months from the start of ground disturbance for each Phase if Security is provided.
- 8.3. Habitat Management Lands Acquisition and Protection.** If the Permittee elects to provide for the acquisition, permanent protection, and perpetual management of HM lands to complete compensatory mitigation obligations, then the Permittee shall:
- 8.3.1. **Fee Title.** Transfer fee title of 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.

- 8.3.2. Conservation Easement. 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 elects not to be named as the grantee for 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 Civil Code sections 815-816, as amended, and Government Code sections 65965-65968, as amended and includes provisions expressly addressing Government Code sections 65966(j) and 65967(e). Because the “doctrine of merger” could invalidate the conservation interest, under no circumstances can the fee title owner of the HM lands serve as grantee for the conservation easement.
- 8.3.3. 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, documentation identifying the land to be purchased or property interest conveyed to an approved entity as mitigation for the Project’s impacts on Covered Species;
- 8.3.4. HM Lands Documentation. Provide a recent preliminary title report, Phase I Environmental Site Assessment, and other necessary documents (please contact CDFW for document list). 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;
- 8.3.5. 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. The grantee for the conservation easement cannot serve as the interim or long-term manager without the express written authorization of CDFW in its sole discretion.
- 8.3.6. 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 by CDFW. Start-up activities include, at a minimum: (1) preparing a final management plan for CDFW approval (see

<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=137386&inline>) (2) conducting a baseline biological assessment and land survey report within four months of recording or transfer; (3) developing and transferring Geographic Information Systems (GIS) data if applicable; (4) establishing initial fencing; (5) conducting litter removal; (6) conducting initial habitat restoration or enhancement, if applicable; and (7) installing signage.

**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 three 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, vegetation and invasive species management, signage replacement, if necessary, vertical mulching and visual minimization, and monitoring the population of the Covered Species.

Permittee shall either (1) provide Security to CDFW for the minimum of three 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.

**8.4. Endowment Fund.** If the Permittee elects to provide for the acquisition, permanent protection, and perpetual management of HM lands to complete compensatory mitigation obligations, then the Permittee shall ensure that the HM lands are perpetually managed, maintained, and monitored by the long-term land manager as described in this Amended 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 is permanently restricted to paying the costs of long-term management and stewardship of the mitigation property for which the funds were set aside, which costs include the perpetual management, maintenance, monitoring, and other activities on the HM lands consistent with this Amended ITP, the conservation easement, and the management plan required by Condition of Approval 8.3.6. Endowment as used in this Amended ITP shall refer to the endowment deposit and all interest, dividends, other earnings, additions and appreciation thereon. The Endowment shall be governed by this

Amended 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 Amended 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(b)(1) or, in the alternative, the basis for finding that the Project qualifies for an exception pursuant to Government Code section 65968(b)(2); and (iv) a copy of the proposed Endowment Manager's certification pursuant to Government Code section 65968(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(b)(3) 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(b)(3).

- 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 an endowment assessment (equivalent to a Property Analysis Record (PAR)) to calculate the amount of funding necessary to ensure the long-term management of the HM lands (Endowment Deposit Amount). Note that the endowment for the easement holder should not be included in this calculation. The Permittee shall submit to CDFW for review and approval the results of the endowment assessment before transferring funds to the Endowment Manager.

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- 8.4.2.1. Capitalization Rate and Fees. Permittee shall obtain the capitalization rate from the selected Endowment Manager for use in calculating the endowment assessment and adjust for any additional administrative, periodic, or annual fees.
- 8.4.2.2. Endowment Buffers/Assumptions. Permittee shall include in the endowment assessment assumptions the following buffers for endowment establishment and use that will substantially ensure long-term viability and security of the Endowment:
- 8.4.2.2.1. 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.
- 8.4.2.2.2. Three Years Delayed Spending. The endowment shall be established assuming spending will not occur for the first three years after full funding.
- 8.4.2.2.3. 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.
- 8.4.4. Management of the Endowment. 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 Amended ITP, Government Code sections 65965-65968, as amended, and Probate Code sections 18501-18510, as amended.

Notwithstanding Probate Code sections 18501-18510, the Endowment Manager shall not make any disbursement from the Endowment that will result in expenditure of any portion of the principal of the endowment without the prior written approval of CDFW in its sole discretion. Permittee shall ensure that this requirement is included in any agreement of any kind governing the holding, investment, management, and/or disbursement of the Endowment funds.

Notwithstanding Probate Code sections 18501-18510, if CDFW determines in its sole discretion that an expenditure needs to be made from the Endowment to preserve the

conservation values of the HM lands, the Endowment Manager shall process that expenditure in accordance with directions from CDFW. The Endowment Manager shall not be liable for any shortfall in the Endowment resulting from CDFW's decision to make such an expenditure.

**8.5. Reimburse CDFW.** Permittee shall reimburse CDFW for all reasonable costs incurred by CDFW related to issuance and monitoring of this Amended ITP, including, but not limited to transaction fees, account set-up fees, administrative fees, title and documentation review and related title transactions, costs incurred from other state agency reviews, and overhead related to transfer of HM lands to CDFW.

**9. 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 within each Phase. Permittee shall provide Security as follows:

**9.1. Security Amount.** The total Security shall be in the amount of **\$9,816,480.00** or in the amount identified in 8.1 specific to the obligation that has not been completed. This amount is determined by CDFW based on the cost estimates identified in Condition of Approval 8.1 above, sufficient for CDFW or its contractors to complete land acquisition, property enhancement, startup costs, initial management, long-term management, and monitoring. The Permittee shall provide Security in Phases prior to ground disturbance occurring for that Phase based on the acreage in Table 1. Phase 1A will be in the amount of **\$5,595,394.00** and Phase 1B will be in the amount of **\$4,221,086.00**.

**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 by Phase shall be provided to CDFW within 30 Calendar Days before Covered Activities begin for that Phase.

**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.** 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 an escrow agreement, 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 Amended 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:

**Credit Purchase**

- Copy of Bill of Sale(s) and Payment Receipt(s) for the purchase of Covered Species credits; and
- Timely submission of all required reports.

**Habitat Management Land Acquisition (HMLA)**

- 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.

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 the Amended No. 1 ITP or within 30 months from the start of ground disturbance for each Phase. 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.

**X. Amendment:**

This Amended ITP may be amended as provided by California Code of Regulations, Title 14, section 783.6, subdivision (c), and other applicable law. This Amended 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 Amended 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.

**XI. Stop-Work Order:**

If CDFW determines the Permittee has violated any term or condition of this Amended ITP or has engaged in unlawful take, CDFW may issue Permittee a written stop-work order instructing the Permittee to suspend any Covered Activity for an initial period of up to 30 days or risk suspension or revocation of this Amended ITP. CDFW can issue a stop-work order to prevent or remedy a violation of this Amended 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, regardless of whether that species is a Covered Species under this Amended ITP. Permittee shall stop work immediately as directed by CDFW upon receipt of any such stop-work order. Upon

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written notice to Permittee, CDFW may extend any stop-work order issued to Permittee for a period not to exceed 30 additional days.

If Permittee fails to remedy the violation or to comply with a stop-work order, CDFW may proceed with suspension and revocation of this Amended ITP. Suspension and revocation of this Amended 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.

**XII. Liability:**

All terms and conditions of this Amended ITP shall be binding upon each Permittee. Notwithstanding California Civil Code section 1431 or any other provision of law, each Permittee shall be jointly and severally liable for performance of all terms, conditions, and obligations of this Amended ITP and shall be jointly and severally liable for any unauthorized take or other violations of this Amended ITP, whether committed by Permittees or any person acting on behalf of one or more Permittees, including their officers, employees, representatives, agents or contractors and subcontractors. Any failure by one or more Permittees to comply with any term, condition, or obligation herein shall be deemed a failure to comply by all Permittees.

**XIII. Compliance with Other Laws:**

This Amended ITP sets forth CDFW's requirements for the Permittee to implement the Project pursuant to CESA. This Amended 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.

**XIV. Notices:**

The Permittee shall sign and return this Amended ITP to CDFW. A manual or digital signature is acceptable, provided a digital signature complies with Government Code section 16.5. Digital signatures facilitated by CDFW will be automatically returned. Manual (wet) signatures on duplicate original paper copies shall be returned by the Permittee via 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 Amended ITP shall be delivered to CDFW by email or 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 Amended ITP Number (2081-2021-026-06-A3) in a cover letter and on any other associated documents.

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Original cover with attachment(s) to:

Heidi Calvert, Regional Manager  
California Department of Fish and Wildlife  
Inland Deserts Region  
3602 Inland Empire Blvd, Suite C-220  
Ontario, CA 91764  
Telephone (909) 484-0523  
[Heidi.Calvert@wildlife.ca.gov](mailto:Heidi.Calvert@wildlife.ca.gov)

and a copy to:

Habitat Conservation Planning Branch  
California Department of Fish and Wildlife  
Attention: CESA Permitting Program  
Post Office Box 944209  
Sacramento, CA 94244-2090  
[CESA@wildlife.ca.gov](mailto:CESA@wildlife.ca.gov)

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

Steven Recinos, Environmental Scientist California  
Department of Fish and Wildlife  
Inland Deserts Region  
3602 Inland Empire Blvd., Suite C-220  
Ontario, CA 91764  
Telephone (909) 731-5954  
[Steven.Recinos@wildlife.ca.gov](mailto:Steven.Recinos@wildlife.ca.gov)

**XV. Compliance with the California Environmental Quality Act:**

CDFW's issuance of this Amended ITP is subject to CEQA. CDFW is a responsible agency pursuant to CEQA with respect to this Amended ITP because of prior environmental review of the Project by the lead agency, City of Hesperia. (See generally Pub. Resources Code, §§ 21067, 21069.) The lead agency's prior environmental review of the Project is set forth in the Specific Plan Program Environmental Impact Report and Phase I Project Environmental Impact Report, (SCH No.: 2013111021) dated July 2015 that the City of Hesperia certified for Tapestry Phase I Project on January 26, 2016. At the time the lead agency certified the EIR and approved the Project, it also adopted various mitigation measures for the Covered Species as conditions of Project approval.

This Amended 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 EIR for the Project and the environmental effects related to issuance of this Amended ITP (CEQA Guidelines, § 15096, subd. (f)).

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CDFW finds that issuance of this Amended 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 Amended ITP, will avoid or reduce to below a level of significance any such potential effects. CDFW consequently finds that issuance of this Amended ITP will not result in any significant, adverse impacts on the environment.

#### **XVI. 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 & G. 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 Amended ITP application, Specific Plan Program Environmental Impact Report and Phase I Project Environmental Impact Report, the results of consultations, and the administrative record of proceedings, that issuance of this Amended 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 Amended ITP will be incidental to the otherwise lawful activities covered under this Amended ITP;
- (2) Impacts of the taking on Covered Species will be minimized and fully mitigated through the implementation of measures required by this Amended ITP and as described in the MMRP. Measures include: (1) permanent habitat protection; (2) establishment of avoidance zones; (3) worker education; and (4) Quarterly 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 548.3 acres for Phase 1A and 368.5 acres for Phase 1B 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 Amended 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 Amended ITP and its attachments are roughly proportional in extent to the impacts of the taking authorized by this Amended ITP;
- (4) The measures required by this Amended ITP maintain Permittee's objectives to the greatest extent possible;
- (5) All required measures are capable of successful implementation;

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- (6) This Amended ITP is consistent with any regulations adopted pursuant to Fish and Game Code sections 2112 and 2114;
- (7) Permittee has ensured adequate funding to implement the measures required by this Amended ITP as well as for monitoring compliance with, and the effectiveness of, those measures for the Project; and
- (8) Issuance of this Amended 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 Amended ITP without concurrence of the Permittee as necessary to avoid jeopardy and as required by law.

**XVII. Attachments:**

FIGURE 1	Amended Project Location
FIGURE 2	Amended Project Description-Site Plan
FIGURE 3	Amended Project Impact Map
ATTACHMENT 1	Amended Mitigation Monitoring and Reporting Program
ATTACHMENT 2	Biologist Resume Form
ATTACHMENT 3	GIS Data Collection Requirements
ATTACHMENT 4	Letter of Credit Form
ATTACHMENT 5	Mitigation Payment Transmittal Form
ATTACHMENT 6	Major Amendment No. 2 with Track Changes

**ISSUED BY THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE ON 1/25/2025**

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FOR Heidi Calvert, Regional Manager  
Inland Deserts Region

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