MITIGATION MONITORING AND REPORTING PROGRAM

SAN JOSÉ FAMILY CAMP
MASTER DEVELOPMENT PLAN
File No. PP11-057

CITY OF SAN JOSÉ
SEPTEMBER 2012

PREFACE

Section 21081.6 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring and Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring and reporting program is to ensure compliance with the mitigation measures during project implementation.

In order to avoid or significantly reduce significant environmental impacts of the project to a less than significant level so that a Mitigated Negative Declaration may be adopted, the applicant must agree to revise the project to include the mitigation measures contained herein before a proposed Mitigated Negative Declaration and initial study are released for public review in accordance with the California Environmental Quality Act Guidelines 15070 (b)(1).

I, Steve Hammack, PRNS Deputy Director – Parks, the applicant, on the behalf of City of San José Department of Parks, Recreation and Neighborhood Service (PRNS) , hereby agree to fully implement the Mitigation Measures described below which have been developed in conjunction with the preparation of an initial study and Mitigated Negative Declaration for my proposed project. I understand that these Mitigation Measures or substantially similar measures will be adopted as conditions of approval with my development permit request to avoid or significantly reduce potential environmental impacts to a less than significant level.

This Mitigation Monitoring and Reporting Program addresses those measures in terms of how and when they will be implemented.

Applicant's Signature

Date October 1, 2012

Environmental Impacts	Mitigation Measures	Responsibility for Monitoring Compliance	Method of Monitoring Compliance	Timing of Compliance
Biological Resources				
Impact BIO-1: Activities under the Master Plan alternatives (1-5) that would occur within and adjacent to aquatic, freshwater wetland, and riparian habitats could result in impacts to these sensitive habitats.	MM BIO-1.1: Prior to any ground-disturbing activities that could potentially have direct impacts to aquatic, freshwater wetland or riparian habitats; a focused survey will be completed by a qualified wetland biologist to determine the precise limits of these habitats within Family Camp. The lateral limits of these regulated habitats within 100 feet of any proposed construction activities shall be delineated on the ground using wooden stakes, pin-flags or orange construction fencing. MM BIO-1.2: Future project improvement activities will be designed to avoid and minimize impacts to these sensitive habitats to the extent practicable through a combination of site improvement redesign and modification of construction methodology while still accomplishing project objectives. Possible improvement redesign and construction methodology options could include the following: • Locate new horseshoe pit in an area outside of riparian or wetland habitat; • Locate staging areas for construction activities outside of riparian and aquatic habitat; • When repairing or replacing bridges use designs that span the riparian and wetland habitats;	Director of Planning, Building & Code Enforcement	The Project Proponent shall provide signed electronic copies (pdf) of the biological survey and the habitat mitigation plan for review by and to the satisfaction of the Director of Planning, Building & Code Enforcement. All measures shall be printed on all construction documents, contracts, and project plans.	Prior to and during ground disturbing activities.

Environmental Impacts	Mitigation Measures	Responsibility for Monitoring Compliance	Method of Monitoring Compliance	Timing of Compliance
Biological Resources *continued*				
Impact BIO-1 *continued*	• When repairing or lengthening the retaining wall, use a method that will minimize the chances of concrete or other noxious materials coming into contact with the active flow channel of the river. MM BIO-1.3: Aquatic, freshwater wetland, or riparian habitats that are temporarily impacted during construction from specific maintenance or renovation projects shall be restored to pre-existing contours and levels of soil compaction following project completion. The means by which such temporarily impacted areas will be restored shall be detailed in a mitigation plan (see MM BIO-1.4, below). MM BIO-1.4: Unavoidable permanent fill of aquatic, freshwater wetland, or riparian habitats will be mitigated at a minimum ratio of 1:1 (mitigation area: impact area) by creation or restoration of similar habitat in Family Camp. Mitigation may be achieved through on-site restoration or creation of aquatic, wetland, or riparian habitats including removal of onsite fill or structures that results in a gain of wetland or aquatic habitats. For areas to be restored as mitigation for temporary or permanent impacts, the City of San José shall prepare and implement a regulated habitat mitigation plan. The City shall retain a qualified restoration ecologist or wetland biologist to develop the mitigation plan, which shall contain the following components (or as otherwise modified by regulatory agency permitting conditions):			

Environmental Impacts	Mitigation Measures	Responsibility for Monitoring Compliance	Method of Monitoring Compliance	Timing of Compliance
Biological Resources *continued*				
Impact BIO-1 *continued*	• Summary of habitat impacts and proposed mitigation ratios, along with a description of any other mitigation strategies used to achieve the overall mitigation ratios, such as funding of off-site improvements and/or purchase of mitigation bank credits. • Goal of the restoration to achieve no net loss of habitat functions and values. • Location of mitigation site(s) and description of existing site conditions. • Mitigation design shall include 1) existing and proposed site hydrology; 2) grading plan if appropriate, including bank stabilization or other site stabilization features; 3) soil amendments and other site preparation elements as appropriate; 4) planting plan (including an irrigation and maintenance plan and proposed remedial measures/adaptive management, etc.); 5) monitoring plan (including final and performance criteria, monitoring methods, data analysis, reporting requirements, monitoring schedule, etc.) and; 6) contingency plan for mitigation elements that do not meet performance or final success criteria.			
Impact BIO-2: The Master Plan alternatives (1-5) could adversely affect up to eight special-status plant species that are likely to occur at Family Camp, and their associated habitats.	MM BIO-2.1: Prior to approving construction (and preferably the year before actual construction is to occur, as the majority of these plants flower in the spring and summer) the City of San José shall hire a qualified plant ecologist to complete focused surveys during the published blooming period for Tompkin's sedge, big-scale balsamroot, Small's southern clarkia, Mariposa clarkia, Tuolumne fawn lily, Parry's horkelia, slender- stemmed monkeyflower and yellow-lipped pansy monkeyflower. The locations, blooming period, and specific habitat requirements of each of these	Director of Planning, Building & Code Enforcement.	The Project Proponent shall provide a signed electronic copy (pdf) of the plant survey for review by and to the satisfaction of the Director of Planning, Building & Code Enforcement.	Prior to and during ground disturbing activities.

Environmental Impacts	Mitigation Measures	Responsibility for Monitoring Compliance	Method of Monitoring Compliance	Timing of Compliance
Biological Resources *continued*				
Impact BIO-2 *continued*	eight species are outlined in the Initial Study Table 4.4-1 (IS, page 67, Section *4.4.1.4*). MM BIO-2.2: For each of the CNPS-listed plant species that could occur within the Master Plan improvement areas, a species-specific determination of potential significance will be completed after focused surveys are completed. Significance determinations will be completed by a qualified plant ecologist, using the results of the study, survey and existing special-status plant databases. If it is found that project impacts will permanently disturb or remove a regionally large or important population (containing five percent or more of the known individuals for the species within 50 miles of Family Camp, or if loss of said population would substantially reduce the range for the species), implementation of mitigation measures MM BIO-2.4 and MM BIO-2.5 (below) would reduce these impacts to a less than significant level. MM BIO-2.3: The proposed improvements will avoid impacts to known special-status plant populations on-site through a combination of site redesign and modification of construction methodologies (for example, the proposed location of the horseshoe pit or other proposed structure could be adjusted to avoid impacting the population; fencing could be erected around sensitive plant populations in the vicinity of construction activities to avoid impacts; or depending on the type of activity and species of plant involved, adjusting the timing of the activity (e.g., to disturbing the plants prior to seed set)). All populations of California State rare, and CNPS-listed plants (for which a determination of significance has been made under mitigation		All measures shall be printed on all construction documents, contracts, and project plans.	

Environmental Impacts	Mitigation Measures	Responsibility for Monitoring Compliance	Method of Monitoring Compliance	Timing of Compliance
Biological Resources *continued*				
Impact BIO-2 *continued*	measure MM BIO-2.2) that are to be avoided shall be protected by a permanent buffer zone established prior to site grading. The buffer for any special-status plants on site shall be established at 50 feet from the perimeter of the population or the individual plants unless otherwise agreed upon by a qualified plant ecologist. MM BIO-2.4: If avoidance of the California State rare and CNPS-listed plants (for which a determination of significance has been made under mitigation measure MM BIO- 2.2) is not possible, mitigation will be required in the form of funding future survey efforts and/or managing off-site populations of the species identified within the Stanislaus National Forest. Such surveys have the benefit of adding to the existing body of knowledge regarding the distribution of special-status species in the Stanislaus National Forest. Alternatively, funds and/or labor and materials shall be provided to preserve and manage existing documented populations of special-status plants on the Stanislaus National Forest. The money, labor, or materials shall be used to protect existing populations that are currently threatened. The funds may also be used to provide educational opportunities for these areas in the form of signage, exhibits or other printed materials documenting and describing the importance of preserving important natural resources such as special-status plant populations.			
Impact BIO-3: Implementation of the Master Plan could result in a take of the western pond turtle and/or the foothill yellow-legged frog during construction, renovation, and maintenance activities.	MM BIO-3.1: All project activities that take place in river or riparian habitat will be preceded by a pre-construction survey completed by a qualified biologist. If a western pond turtle or foothill yellow-legged frog is found it will be moved to	Director of Planning, Building & Code Enforcement	The Project Proponent shall provide a signed electronic copy (pdf) of the pre-construction survey for review by and to the satisfaction of the Director of Planning, Building & Code Enforcement.	Prior to ground disturbing activities that take place in river or riparian habitats.

Environmental Impacts	Mitigation Measures	Responsibility for Monitoring Compliance	Method of Monitoring Compliance	Timing of Compliance
Biological Resources *continued*				
Impact BIO-3 *continued*	appropriate habitat either up or downstream from the project site. MM BIO-3.2: If a pond turtle or foothill yellow-legged frog is encountered during construction, activities in the vicinity shall cease until appropriate corrective measures have been implemented and it has been determined by a qualified biologist that the individual will not be harmed. Any western pond turtles or foothill yellow-legged frogs encountered during construction shall be allowed to move away from the area on their own prior to recommencement of construction activities.		All measures shall be printed on all construction documents, contracts, and project plans.	
Impact BIO-4: Implementation of construction, maintenance or renovation activities under Master Plan alternatives (1 – 5) which result in a substantial increase in noise could result in golden eagle nest abandonment, and possibly the loss of eggs or young as a result.	MM BIO-4.1: Construction, maintenance, and renovation activities shall be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside the nesting season, all impacts to nesting golden eagles will be avoided. The nesting season for golden eagles near Family Camp extends from March 1st through August 31st. MM BIO-4.2: If it is not possible to schedule activities between September 1st and February 29th, then pre-activity surveys for nesting golden eagles shall be completed by a qualified ornithologist to ensure that no nests will be disturbed during implementation of the Master Plan. The surveys shall be completed no more than seven (7) days prior to the initiation of activities. The ornithologist will inspect all trees and other potential nesting habitats at Family Camp and within 0.5 miles (where public access is available) of the activity area for nests. If an active nest is found, MM BIO-4.3 or MM BIO-4.4 shall be implemented.	Director of Planning, Building & Code Enforcement	The Project Proponent shall provide signed electronic copies (pdf) of the surveys for review by and to the satisfaction of the Director of Planning, Building & Code Enforcement. All measures shall be printed on all construction documents, contracts, and project plans.	Prior to and during ground disturbing activities.

Environmental Impacts	Mitigation Measures	Responsibility for Monitoring Compliance	Method of Monitoring Compliance	Timing of Compliance
Biological Resources *continued*				
Impact BIO-4 *continued*	MM BIO-4.3: A qualified biologist shall determine the appropriate buffer to be established around the active nest in order to prevent its disturbance by project activities. The buffer shall be maintained until the young have fledged, as determined by a qualified biologist. Alternatively, the City may implement MM BIO-4.4. MM BIO-4.4: The City shall retain a qualified biologist to monitor the golden eagle nest throughout implementation of any Master Plan activities within 0.5 miles of an active nest. If at any point the monitor determines that activities are adversely affecting the golden eagles, activities shall cease and MM BIO-4.3 shall be implemented.			
Impact BIO-5: Construction, maintenance, or renovation activities at Family Camp under Master Plan alternatives (1 – 5) would result in noise and disturbance to the camp riparian and chaparral habitats. This could lead to the loss of willow flycatcher eggs or young, and/or nest abandonment.	MM BIO-5.1: Maintenance and renovation activities shall be scheduled to avoid the willow flycatcher nesting season. If activities are scheduled to take place outside the nesting season, all impacts to nesting willow flycatchers will be avoided. The nesting season for willow flycatchers within Family Camp extends from April 1st through August 31st. MM BIO-5.2: If it is not possible to schedule the Master Plan activities between September 1st and March 31st, then pre-activity surveys for nesting willow flycatchers shall be completed by a qualified ornithologist to ensure that no nests will be disturbed during implementation of the Master Plan. These surveys shall be completed no more than seven days prior to the initiation of project activities. During the surveys, the ornithologist will inspect all potential nesting habitats, including trees and shrubs, in and immediately adjacent to the activity area for nests. If an active nest is found sufficiently close to work areas to be	Director of Planning, Building & Code Enforcement	The Project Proponent shall provide signed electronic copies (pdf) of the surveys for review by and to the satisfaction of the Director of Planning, Building & Code Enforcement. All measures shall be printed on all construction documents, contracts, and project plans.	Prior to and during ground disturbing activities.

Environmental Impacts	Mitigation Measures	Responsibility for Monitoring Compliance	Method of Monitoring Compliance	Timing of Compliance
Biological Resources *continued*				
Impact BIO-5 *continued*	disturbed, the ornithologist will determine the extent of a construction-free buffer zone to be established around the nest (typically 50 to 100 feet), to ensure that no willow flycatcher nests will be disturbed during implementation of the Master Plan.			
Impact BIO-6: Construction, maintenance, or renovation activities at Family Camp under Master Plan alternatives (1 – 5) would result in noise and disturbance to snags at the camp. This could lead to the loss of purple martin eggs or young, and/or nest abandonment.	MM BIO-6.1: Maintenance and renovation activities shall be scheduled to avoid the purple martin nesting season. If activities are scheduled to take place outside the nesting season, all impacts to nesting purple martins will be avoided. The nesting season for purple martins within Family Camp extends from April 1st through August 31st. MM BIO-6.2: If it is not possible to schedule the Master Plan activities between September 1st and March 31st, then pre-activity surveys for nesting purple martins shall be completed by a qualified ornithologist to ensure that no nests will be disturbed during implementation of the Master Plan. These surveys shall be completed no more than seven (7) days prior to the initiation of project activities. During the surveys, the ornithologist will inspect all potential nesting habitats, including trees and shrubs, in and immediately adjacent to the activity area for nests. If an active nest is found sufficiently close to work areas to be disturbed, the ornithologist will determine the extent of a construction-free buffer zone to be established around the nest (typically 50 to 100 feet), to ensure that no purple martin nests will be disturbed during implementation of the Master Plan.	Director of Planning, Building & Code Enforcement	The Project Proponent shall provide signed electronic copies (pdf) of the surveys for review by and to the satisfaction of the Director of Planning, Building & Code Enforcement. All measures shall be printed on all construction documents, contracts, and project plans.	Prior to and during ground disturbing activities.
Impact BIO-7: Implementation of the Master Plan alternatives 1-4 could result in the loss of a pallid bat, Townsend's big-eared bat, and/or fringed myotis	MM BIO-7.1: A pre-activity survey for roosting bats shall be completed prior to any removal or renovation of buildings, particularly those with closed areas such as an attic space, or removal of	Director of Planning, Building & Code Enforcement	The Project Proponent shall provide signed electronic copies (pdf) of the surveys for review by and to the satisfaction of the Director of	Prior to any removal or renovation of buildings.

Environmental Impacts	Mitigation Measures	Responsibility for Monitoring Compliance	Method of Monitoring Compliance	Timing of Compliance
Biological Resources *continued*				
individual. Master Plan alternatives 1-4 could also result in the loss of large roosts of other bat species which would affect the species' local and regional populations.	trees greater than 12 inches in diameter at 4.5 feet above grade. The survey shall be completed by a qualified bat biologist holding a CDFG collection permit and a Memorandum of Understanding with CDFG allowing the biologist to handle and collect bats. No activities that would result in disturbance to active roosts shall proceed prior to the completed surveys. If no active roosts are found, then no further action is warranted. If a roost is present, a qualified bat biologist shall determine the species and number of individuals present. If pallid bats, Townsend's big-eared bats, fringed myotis, or large roosts of other species (as defined above) are present, mitigation measure MM BIO-7.3 or MM BIO-7.4 shall be implemented. MM BIO-7.2: If the Family Camp operating season is to be extended to include year-round use, a survey for suitable bat hibernacula shall be completed by a qualified bat biologist prior to the onset of the species' hibernation period. The bat hibernation period extends from approximately October 15 to February 15. The survey shall include all Family Camp structures. If no potential hibernacula are found, no further action is warranted. If a potential hibernaculum is located, mitigation measure MM BIO-7.3 or MM BIO-7.4 shall be implemented. MM BIO-7.3: If an occupied roost is found in a tree or structure that would be disturbed or removed as part of the Master Plan, the project may be redesigned to avoid the disturbance of the building or tree. If the roost is unoccupied at the time of the survey, the City of San José may choose to install bat exclusion devices to prevent bats from taking up occupancy of the structure prior to the onset of the proposed activity. If		Planning, Building & Code Enforcement. All measures shall be printed on all construction documents, contracts, and project plans.	

Environmental Impacts	Mitigation Measures	Responsibility for Monitoring Compliance	Method of Monitoring Compliance	Timing of Compliance
Biological Resources *continued*				
Impact BIO-7 *continued*	avoidance is not feasible, mitigation measure MM BIO-7.4 shall be implemented. MM BIO-7.4: If an active nursery roost is located and the project activity cannot be redesigned to avoid removal or disturbance of the occupied tree or structure, disturbance shall not take place during the maternity roost season (March 15th to July 31st), and a disturbance-free buffer zone (determined by a qualified bat biologist) shall be observed during this period. If disturbance of an active non-breeding bat roost cannot be avoided, the bat individuals shall be safely evicted between August 1st and October 15th or between February 15th and March 15th (as determined by a Memorandum of Understanding with CDFG). Bats may be evicted through exclusion after notifying CDFG. Appropriate one-way doors should be constructed and left in place for a minimum of two weeks with a minimum of three fair weather nights where temperatures are no colder than 50° F. The one-way doors should be installed the day prior to a night with no precipitation and forecast temperatures no colder than 50° F. Trees with roosts that need to be removed should first be disturbed at dusk, just prior to removal that same evening, to allow bats to escape during the darker hours.			

Environmental Impacts	Mitigation Measures	Responsibility for Monitoring Compliance	Method of Monitoring Compliance	Timing of Compliance
Biological Resources *continued*				
Impact BIO-8: Demolition and construction disturbance, under Alternatives 1 – 6, during the breeding season could result in the incidental loss of eggs or nestlings, either directly through the destruction or disturbance of active nests or indirectly by causing the abandonment of nests.	MM BIO-8.1: To the extent feasible, construction activities should be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside the nesting season, all impacts to nesting birds protected under the MBTA and California Fish and Game Code will be avoided. The nesting season for most birds in the mid-elevation Sierra Nevada extends from April 1st through August 31st. MM BIO-8.2: If it is not possible to schedule construction activities between September 1st and March 31st then pre-construction surveys for nesting birds should be completed by a qualified ornithologist to ensure that no nests will be disturbed during implementation of the Master Plan. The surveys shall be completed no more than seven days prior to initiation of construction activities. The ornithologist will inspect all trees and other potential nesting habitats (e.g., trees, shrubs, ruderal grasslands, buildings) in and immediately adjacent to the impact areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by construction, renovation or maintenance activities, the ornithologist will determine the extent of a construction-free buffer zone to be established around the nest (typically 250 feet for raptors and 50 to 100 feet for other species), to ensure that no nests of species protected by the MBTA and California Fish and Game Code will be disturbed during project implementation. MM BIO-8.3: If construction activities will not be initiated until after the start of the nesting season, all potential nesting substrates (e.g., bushes, trees, grasses, and other vegetation) that are scheduled to be removed, shall be removed prior to the start of	Director of Planning, Building & Code Enforcement	Project Proponent shall provide a signed electronic copy (pdf) of the pre-activity survey for review by and to the satisfaction of the Director of Planning, Building & Code Enforcement. All measures shall be printed on all construction documents, contracts, and project plans.	Prior to and during ground disturbing activities.

Environmental Impacts	Mitigation Measures	Responsibility for Monitoring Compliance	Method of Monitoring Compliance	Timing of Compliance
Biological Resources *continued*				
Impact BIO-8 *continued*	the nesting season (prior to April 1st). This will preclude the initiation of nests in this vegetation, and prevent the potential delay of the project due to the presence of active nests in these substrates.			
Cultural Resources				
Impact CR-1: Implementation of Alternatives 1 - 6 could result in the destruction of unknown archaeological resources.	MM CR-1.1: A U.S. Department of Agriculture Forest Service Permit for Archaeological Investigations on US Forest Service lands shall be obtained prior to any archaeological test investigations. A Native American monitor shall be on-site during all on-site excavations. MM CR-1.2: A qualified professional archaeologist shall complete archaeological explorations for the entire project site and fieldwork shall entail coring to appropriate depths where such ground disturbance is planned. MM CR-1.3: A letter report shall be prepared by a qualified professional archaeologist at the end of field work to document the findings and the report shall be provided to the City of San Jose Environmental Principal Planner and US Forest Service for review and approval. The report shall assess what site areas do or do not contribute to site eligibility, and the proposed Master Plan improvements shall be modified to avoid all impacts to cultural resources, if required. MM CR-1.4: In the event human remains are discovered during test excavations or future soil-disturbing activities as part of the Master Plan, there will be no further excavation or disturbance of the work site or any nearby area reasonably suspected to overlie adjacent remains as determined by the professional archaeologist. The Tuolumne County Coroner will be notified and will make a determination as to whether the	Director of Planning, Building & Code Enforcement	Project Proponent shall provide the archaeologist's letter report for approval by the City's Environmental Division Manager and the U.S. Forest Service. All measures shall be printed on all construction documents, contracts, and project plans.	Prior to and during ground disturbing activities

Environmental Impacts	Mitigation Measures	Responsibility for Monitoring Compliance	Method of Monitoring Compliance	Timing of Compliance
Cultural Resources *continued*				
Impact CR-1 *continued*	remains are of Native American origin or whether an investigation into the cause of death is required. If the Coroner determines that the remains are Native American, the Coroner will notify the Native American Heritage Commission (NAHC) immediately. Once NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines. MM CR-1.5: During any future soil-disturbing activities as part of the Master Plan, the monitoring archaeologist will submit a report to the City of San José Environmental Principal Planner and the US Forest Service. If no resources are discovered during soil disturbing activities, the report will verify that the required monitoring occurred and that no items were discovered. If cultural resources were discovered, the report will contain a description of any resources found, a description of the monitoring and testing procedures used, resources analysis methodology and conclusions, and a description of the disposition/curatorship of the resources. MM CR-1.6: During any subsequent phase of the Master Plan that may involve ground disturbance/excavation, a qualified archaeologist and a Native American monitor shall be present (pursuant to California Health and Safety Code Section 7050.5 and 7051, and Public Resources Code Sections 5097.98 and 5097.99).			

Environmental Impacts	Mitigation Measures	Responsibility for Monitoring Compliance	Method of Monitoring Compliance	Timing of Compliance
Geology and Soils				
Impact GEO-1: Master Plan improvements (Alternatives 1-5) to the Family Camp structures could be subject to slopes that range from five to 50 percent in grade and the slope beneath the amphitheater seating area may be prone to failure which could result in adverse geologic risks.	MM GEO 1-1: Prior to any amphitheater improvements as part of the Master Plan, a qualified geotechnical engineer shall be retained to assess the stability of soil at the top of the amphitheater seating area. The engineer will provide recommendations to prevent slope failure, and the report of findings shall be submitted to the City of San José Geologist for review and approval. All future design and construction must be completed following the recommendations of the reports. MM GEO 1-2: Prior to any development at Family Camp a qualified geologist will survey and map all improvement areas to determine the potential for landslides on or adjacent to slopes with grades that exceed 30 percent. If unstable slopes are identified by the geologist, a qualified geotechnical engineer will be retained to provide recommendations on how to prevent slope failure prior to development. The report of findings shall be submitted to the City of San José Geologist for review and approval. All future design and construction must be completed following the recommendations of the reports.	Director of Planning, Building & Code Enforcement; City Geologist	The Project Proponent shall retain a qualified geotechnical engineer to assess the stability of soil of the project site, prior to construction. The geotechnical engineer shall submit reports of findings to the City's Geologist for review and approval. All measures shall be printed on all construction documents, contracts, and project plans.	Prior to ground disturbing activities.
Impact GEO-2: Implementation of the Master Plan (Alternatives 1 – 5) or Alternative 6 would result in temporary increased erosion and loss of top soil during dining hall demolition and/or construction, and during other camp maintenance and renovation projects, until proper drainage is established.	MM GEO 2-1: The Erosion Control/Dust Suppression conservation measures shall be implemented during all demolition, construction, maintenance, and renovation activities to ensure that disturbed areas are stabilized, appropriate erosion control measures are implemented during maintenance and renovation activities, and a spill prevention and response plan is prepared.	Director of Planning, Building & Code Enforcement	Erosion Control/Dust Suppression conservation measures (implemented during ground disturbing activities) and a Spill Prevention and Response Plan shall be provided by the Project Proponent and review and approved by the City's Director of Planning, Building and Code Enforcement. All measures shall be printed on all construction documents, contracts, and project plans.	Prior to and during ground disturbing activities.

Environmental Impacts	Mitigation Measures	Responsibility for Monitoring Compliance	Method of Monitoring Compliance	Timing of Compliance
Hazards and Hazardous Materials				
Impact HAZ-1: Demolition or construction activities associated with the dining hall under Alternatives 1 – 6 could expose construction workers to contaminated soils or groundwater.	MM HAZ-1.1: Prior to demolition or construction activities for the dining hall, soil samples will be collected in the vicinity of the petroleum-odor, and analyzed by a qualified environmental professional to determine the type and extent of release and potential health effects to construction workers. The analytical results will be compared against applicable hazardous waste criteria, and if necessary, the investigation will provide recommendations regarding management and disposal of affected soil and groundwater. In addition, a Soil Management Plan will be prepared to address handling of contaminated materials during construction. Any contaminated soil and/or groundwater found in concentrations above developed thresholds shall be removed and disposed of according to California Hazardous Waste Regulations. Special health and safety measures and/or soil management procedures may also be required during project construction. All soil and groundwater sampling results and any remediation and removal of contaminated soils and groundwater from the site, shall be provided to the Director of Planning prior to the start of any ground disturbance and/or issuance of grading permits, as applicable.	Director of Planning, Building & Code Enforcement	The Health and Safety Plan and Soil Management Plan shall be submitted to all applicable regulatory agencies with a copy to the City's Director of Planning, Building and Code Enforcement for review and approval. All measures shall be printed on all construction documents, contracts, and project plans.	Prior to, during, and after project site activities.