

## **Mitigation Measure Monitoring Program for 937-943 F Street (Peacock Building Acquisition and Demolition) Project**

This Mitigation Monitoring and Reporting Program (MMRP) was formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the proposed Villa Baccara Project (project). The MMRP, which is found in Table A of this section, lists mitigation measures recommended in the IS/MND for the proposed project and identifies mitigation monitoring requirements.

This MMRP has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of an MMRP when mitigation measures are required to avoid significant impacts. This requirement facilitates implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process. The MMRP is intended to ensure compliance during implementation of the project.

The MMRP is organized in a matrix format. The first column identifies the mitigation measure. The second column, entitled "Timing for Mitigation Measure," refers to the implementation and schedule of mitigation measures. The third column, entitled "Mitigation Responsibility," refers to the party responsible for implementing the mitigation measure. The fourth column, entitled "Monitoring/Reporting Agency," refers to the agency responsible for oversight or ensuring that the mitigation measure is implemented. The fifth column, entitled "Verification," will be initialed and dated by the individual designated to verify adherence to the project specific mitigation, when the mitigation measure is completed.

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**Table A: Mitigation Monitoring and Reporting Program**

MITIGATION MEASURE	Timing for Mitigation Measure	Mitigation Responsibility	Monitoring/ Reporting Agency	Verification (Initials and Date)
<b>I. AESTHETICS</b>				
There are no significant impacts to Aesthetics.				
<b>II. AGRICULTURE AND FORESTRY RESOURCES</b>				
There are no significant impacts to Agriculture and Forestry Resources.				
<b>III. AIR QUALITY</b>				
<b>AQ-1 Permit Requirements.</b> Prior to ground disturbance and construction, the Construction Contractor shall obtain all required permits for dust control and the use of portable equipment, 50 horsepower or greater, from the San Joaquin Valley Air Pollution Control District. Upon application for construction permits, all required mitigation measures shall be shown on all applicable grading or construction plans and implemented during all applicable grading and construction activities.	Prior to ground disturbance and demolition	City/Contractor/SJVAPCD	Planning and Development	
<b>AQ-2 Dust Control Measures.</b> No person shall perform any construction, demolition, excavation, extraction, or other earth-moving activities unless measures are sufficiently implemented to limit visible dust emissions (VDE) to 20% opacity and comply with the conditions for a stabilized surface area when applicable. In addition to the requirements of this rule, a person shall comply with all other applicable requirements of San Joaquin Valley Air Pollution Control District Regulation	During construction and demolition	City/Contractor	Planning and Development	

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<p>VIII. A person shall control the fugitive dust emissions to meet the following requirements:</p> <ol style="list-style-type: none"> <li>1. Pre-Activity: <ol style="list-style-type: none"> <li>a. Pre-water site sufficient to limit VDE to 20% opacity, and</li> <li>b. Phase work to reduce the amount of disturbed surface area at any one time.</li> </ol> </li> <li>2. During Active Operations: <ol style="list-style-type: none"> <li>a. Apply water or chemical/organic stabilizers/suppressants sufficient to limit VDE to 20% opacity; or</li> <li>b. Construct and maintain wind barriers sufficient to limit VDE to 20% opacity. If utilizing wind barriers, control measure 2.a shall also be implemented.</li> <li>c. Apply water or chemical/organic stabilizers/suppressants to unpaved haul/access roads and unpaved vehicle/equipment traffic areas sufficient to limit VDE to 20% opacity and meet</li> </ol> </li> </ol>				

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<p>the conditions of a stabilized unpaved road surface.</p> <p>3. Temporary Stabilization During Periods of Inactivity:</p> <ul style="list-style-type: none"> <li>a. Restrict vehicular access to the area; and</li> <li>b. Apply water or chemical/organic stabilizers/suppressants, sufficient to comply with the conditions of a stabilized surface. If an area having 0.5 acre or more of disturbed surface area remains unused for 7 or more days, the area must comply with the conditions for a stabilized surface area as defined in Section 3.58 of Rule 8011.</li> </ul>				
<p><b>AQ-3 Construction Emissions.</b> The project shall utilize clean off-road construction equipment, including the latest tier equipment, where feasible.</p>	<p>During construction and demolition</p>	<p>City/Contractor</p>	<p>Planning and Development</p>	
<p><b>AQ-4 Asbestos-Containing Material.</b> An asbestos-containing material (ACM) survey consisting of a visual inspection, sampling, testing, and reporting shall be performed by a Certified Asbestos Consultant to determine if</p>	<p>Prior to demolition of existing structures</p>	<p>City/Contractor</p>	<p>Planning and Development</p>	

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<p>building materials contain ACM and would require special handling and disposal during demolition. If ACM is detected, proposed construction activities shall be conducted in full compliance with the requirements stipulated in the National Emission Standards for Hazardous Air Pollutants (NESHAP; 40 Code of Federal Regulations [CFR] 61, Subpart M – National Emission Standard for Asbestos). These requirements include, but are not limited to, the following:</p> <ol style="list-style-type: none"> <li>1. Written notification, within at least 10 business days of activities commencing, to the San Joaquin Valley Air Pollution Control District;</li> <li>2. Preparation of an asbestos survey conducted by a Certified Asbestos Consultant; and</li> <li>3. Implementation of applicable removal and disposal protocol and requirements for identified naturally occurring asbestos.</li> </ol>				
<p><b>AQ-5 Lead-Based Paint.</b> A lead-based paint (LBP) survey consisting of a visual inspection, sampling, testing, and reporting shall be performed to determine if building materials within the project site contain LBP. If elevated concentrations of metals from LBP</p>	<p>Prior to demolition of existing structures</p>	<p>City/Contractor</p>	<p>Planning and Development</p>	

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are detected, construction activities shall be conducted in full compliance with the requirements of Sections 402 and 406 of the Toxic Substances Control Act.				
<b>IV. BIOLOGICAL RESOURCES</b>				
<p><b>BIO-1 Preconstruction Nesting Bird Survey.</b> Prior to initiation of any site preparation/construction activities, if work is planned to occur between February 1 and September 15, a qualified biologist shall survey the area for nesting birds within 1 week prior to initial project activity beginning, including ground disturbance and/or vegetation removal/trimming. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged, or the nest is no longer deemed active, as detailed below:</p> <p>1. A 50-foot exclusion zone shall be placed around non-listed, passerine species and a 250-foot exclusion zone shall be implemented for raptor species. Each exclusion zone shall encircle the nest and have a radius of 50 feet (non-listed passerine species) or 250 feet (raptor species). All project activities, including foot and vehicle traffic and storage of supplies and</p>	Prior to initiation of any site preparation/ demolition activities	City/Contractor	Planning and Development	

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<p>equipment, are prohibited inside exclusion zones. Exclusion zones shall be maintained until all exterior construction activities have been terminated for the current phase of work (e.g., if initial site improvements are completed, exclusion zones may be removed until initiation of site preparation for residence construction begins), or it has been determined by a qualified biologist that the young have fledged or that proposed project activities would not cause adverse impacts to the nest, adults, eggs, or young.</p> <p>2. If special-status avian species are identified and nesting within the work area, no work shall begin until an appropriate exclusion zone is determined in consultation with the City of Fresno and any relevant resource agencies.</p> <p>The results of the survey shall be provided to the City of Fresno prior to initiation of site preparation/construction activities. The results shall detail appropriate fencing or flagging of exclusion zones and include recommendations for additional monitoring</p>				



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<p>requirements. A map of the project site and nest locations shall be included with the results. The qualified biologist conducting the nesting survey shall have the authority to reduce or increase the recommended exclusion zone depending on site conditions and species (if non-listed).</p> <p>If 2 weeks lapse between different phases of project activities (e.g., vegetation trimming, the start of grading), during which no or minimal work activity occurs, the nesting bird survey shall be repeated, and a separate survey report shall be prepared and submitted to the City of Fresno.</p>				
<b>V. CULTURAL RESOURCES</b>				
<p><b>CR-1 Design Criteria for Future Development.</b> To address potential indirect impacts of the new construction on the adjacent historical resource at 947-951 F Street, the following recommendations related to the design of the housing shall be implemented:</p> <ul style="list-style-type: none"> <li>• Qualified Historic Preservation Consultant. The design team selected for the new construction project shall include a qualified historic preservation professional, such as a historic architect or architectural historian that</li> </ul>	Prior to the issuance of building permits	City/Contractor	Planning and Development, Historic Preservation Commission	

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<p>meets the Secretary of the Interior's Professional Qualification Standards in their respective fields, that has demonstrable experience in success working on infill construction projects within historic settings and spaces.</p> <ul style="list-style-type: none"> <li>• Compatible Design Criteria. The overall design of the new construction shall be both differentiated from the surrounding historic context and character, meaning that it shall be reconstructionist or designed to appear historic in itself, while also being compatible with the historic character such that the new construction would not detract from the overall setting and sense of place for the adjacent historical resource at 947-951 F Street. The design shall utilize appropriate scale, massing, façade articulation, fenestration placement and rhythm, and the use of materials, details, and ornamentation to enhance compatibility and differentiation between the new construction and the adjacent historical resource.</li> <li>• Historic Preservation Commission. At approximately the 60% stage of the</li> </ul>				

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conceptual and schematic design phases within the overall design process, the design team and the qualified historic preservation consultant shall present the proposed design of the new construction to the City's Historic Preservation Commission for review and comment to provide direction related to the compatible design. This will provide additional opportunities for the City's Historic Preservation Commission, as well as the general public, to provide feedback to the design team. As outlined in the City's requirements, the final design will also go before the Historic Preservation Commission for approval.				
<b>CR-2 Interpretive Materials.</b> The City of Fresno shall develop interpretive materials to display the cultural significance of the historic Chinatown neighborhood to reduce cumulative impacts. Interpretive materials shall consider a number of factors, including but not limited to the history of Chinatown, its evolution as a neighborhood, and any intangible historical themes no longer reflected in the built environment; the intended audience; and the location of the display.	Prior to the issuance of building permits	City/Contractor	Planning and Development, Historic Preservation Commission	

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<p>Although typically located at the subject property where a project is occurring, offsite interpretive displays may be appropriate in certain cases, such as when future development is currently not known, or the property is not publicly accessible for security or other reasons. As this is a public project administered by the City, other public locations owned and/or managed by the City within the Chinatown neighborhood are acceptable, such as the placement of signage along sidewalks of the F Street corridor. This could also include the development of digitally based interpretive materials that are hosted by the City and easily accessed by the public. Interpretive materials shall be prepared by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards, in coordination with the City of Fresno. Development of these interpretive materials shall involve consultation with parties that have demonstrable interest in the history of Fresno and the cultural significance of the Chinatown neighborhood.</p>				
<p><b>CR-3 Structural Assessment and Stabilization and Construction Monitoring.</b> To reduce the potential significant impacts to</p>	During demolition	City/Contractor	Planning and Development	

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<p>947-951 F, the following measures shall be implemented:</p> <ol style="list-style-type: none"> <li>1. <b>Structural Assessment and Stabilization:</b> To address the potential indirect impacts to the historic resource (P-10-004270) located at 947-951 F Street during demolition and construction activities, the City shall contract a qualified structural engineer with demonstrable experience assessing historic buildings to conduct a structural assessment of the brick masonry building located at 947-951 F Street. This assessment shall outline any potential structural issues that may be affected by demolition and construction activities at the project property (937-945 F Street and 942 Fagan Alley) and provide any recommendations to reduce the potential impacts related to the demolition and construction activities at the historic resource (P-10-004270) located at 947-951 F Street. If structural deficiencies are present, the City of Fresno shall be responsible for implementing any temporary shoring or</li> </ol>				

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<p>stabilization approaches during demolition and construction.</p> <p>2. <b>Construction Monitoring.</b> Prior to demolition and construction activities, the City of Fresno shall use a qualified consultant that meets the Secretary of the Interior's Professional Qualification Standards in architectural history and/or historic architecture to document the existing conditions and character-defining features at the exterior of the historic resource (P-10-004270) located at 947-951 F Street. Site protocols for the protection of the resource shall be developed and included as part of the project specifications. This shall include identifying appropriate demolition and construction approaches and equipment at locations within 10 feet of the historic building, potential protection interventions (e.g., boarding up windows, temporary covering of character-defining features, etc.), vibration and conditions monitoring throughout the course of the demolition and construction, and emergency protocols in the event that demolition</p>				

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<p>and construction results in physical damage to the historic building at 947-951 F Street. These emergency protocols shall include the following measures or comparable measures that achieve the same level of protection:</p> <ul style="list-style-type: none"> <li>a. Stop-work protocols after damage to the historic building is sustained;</li> <li>b. List of contacts and notification procedures;</li> <li>c. List of qualified historic preservation professionals to investigate the condition of the historic resources in the immediate aftermath of the accidental damage;</li> <li>d. Supplemental conditions assessment of the historical resource by a qualified historic architect and the structural engineer that completed the original assessment to assess</li> </ul>				

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<p>the damage and immediate stabilization work; and</p> <p>e. Preparation of a treatment plan to repair the damage portion of the building.</p> <p>Following completion of the demolition and construction activities, a supplemental conditions assessment shall be conducted, which shall include a comparative analysis of the preconstruction conditions, a summary of the monitoring efforts or any emergency stop-work incidents, and the identification of any Secretary of the Interior's Standards for Rehabilitation-compliant treatment to repair or restore damaged character-defining features to at least the pre-construction condition.</p>				
<p><b>CR-4 Archaeological Monitoring.</b> Based on the overall sensitivity of the surrounding Chinatown area for cultural resources, a qualified archaeologist shall be retained to conduct archaeological monitoring during demolition and removal of the basement and ground disturbing construction activities to monitor activities and to identify any intact</p>	<p>During demolition and removal of the basement</p>	<p>City/Contractor</p>	<p>Planning and Development</p>	



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archaeological resources. The archaeological monitor shall maintain monitoring logs during demolition activities and removal of the basement and ground disturbing construction activities. Following demolition and construction activities, the archaeological monitor shall prepare and submit an archaeological monitoring report to the City of Fresno and the Southern San Joaquin Valley Information Center with the results of the cultural monitoring program.				
<b>CR-5 Inadvertent Discovery.</b> In the event that cultural resources are encountered during project activities, all ground-disturbing activities within a 50-foot radius of the find shall cease; however, disturbance activities may continue in other areas. Work shall not continue until a qualified archaeologist assesses the find and determines the need for further study. If the find includes Native American-affiliated materials, a local Native American tribal representative shall be contacted to work in conjunction with the approved archaeologist to determine the need for further study. If the discovery proves significant, additional work such as archaeological testing, data recovery, or consultation with stakeholders may be	During demolition activities, in the event that cultural resources are encountered	City/Contractor	Planning and Development	

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warranted. A standard inadvertent discovery clause shall be included in every grading and construction contract to inform contractors of this requirement.				
<b>VI. ENERGY</b>				
There are no significant impacts to Energy.				
<b>VII. GEOLOGY AND SOILS</b>				
<b>GEO-1 Inadvertent Discovery of Paleontological Resources.</b> During excavation activities that reach or occur within the bedrock of the underlying geologic unit, if a paleontological resource is encountered, the project contractor shall cease ground-disturbing activities within 50 feet of the find. A qualified paleontologist shall evaluate the significance of the resource(s) and recommend appropriate treatment measures. At each fossil locality, field data forms shall be used to record pertinent geologic data, stratigraphic sections shall be measured, and appropriate sediment samples shall be collected and submitted for analysis. Any fossils encountered and recovered shall be catalogued and presented for donation to a public, non-profit institution with a research interest in the materials. Accompanying notes, maps, and photographs shall also be filed at the	During excavation activities that reach or occur within the bedrock of the underlying geologic unit	City/Contractor	Planning and Development	

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repository.				
<b>VIII. GREENHOUSE GAS EMISSIONS</b>				
There are no significant impacts to Greenhouse Gas Emissions.				
<b>IX. HAZARDS AND HAZARDOUS MATERIALS</b>				
There are no significant impacts to Hazards and Hazardous Materials.				
<b>X. HYDROLOGY AND WATER QUALITY</b>				
There are no significant impacts to Hydrology and Water Quality.				
<b>XI. LAND USE AND PLANNING</b>				
There are no significant impacts to Land Use and Planning.				
<b>XII. MINERAL RESOURCES</b>				
There are no significant impacts to Mineral Resources.				
<b>XIII. NOISE</b>				
There are no significant impacts to Noise.				
<b>XIV. POPULATION AND HOUSING</b>				
There are no significant impacts to Population and Housing.				
<b>XV. PUBLIC SERVICES</b>				
There are no significant impacts to Public Services.				
<b>XVI. RECREATION</b>				
There are no significant impacts to Recreation.				
<b>XVII. TRANSPORTATION</b>				
There are no significant impacts to Transportation.				
<b>XVII. TRIBAL CULTURAL RESOURCES</b>				
<b>CR-4 Archaeological Monitoring.</b> Based on the overall sensitivity of the surrounding Chinatown area for cultural resources, a	During demolition and removal	City/Contractor	Planning and Development	

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qualified archaeologist shall be retained to conduct archaeological monitoring during demolition and removal of the basement and ground disturbing construction activities to monitor activities and to identify any intact archaeological resources. The archaeological monitor shall maintain monitoring logs during demolition activities and removal of the basement and ground disturbing construction activities. Following demolition and construction activities, the archaeological monitor shall prepare and submit an archaeological monitoring report to the City of Fresno and the Southern San Joaquin Valley Information Center with the results of the cultural monitoring program.	of the basement			
<b>CR-5 Inadvertent Discovery.</b> In the event that cultural resources are encountered during project activities, all ground-disturbing activities within a 50-foot radius of the find shall cease; however, disturbance activities may continue in other areas. Work shall not continue until a qualified archaeologist assesses the find and determines the need for further study. If the find includes Native American-affiliated materials, a local Native American tribal representative shall be contacted to work in conjunction with the	During demolition activities, in the event that cultural resources are encountered	City/Contractor	Planning and Development	

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approved archaeologist to determine the need for further study. If the discovery proves significant, additional work such as archaeological testing, data recovery, or consultation with stakeholders may be warranted. A standard inadvertent discovery clause shall be included in every grading and construction contract to inform contractors of this requirement.				
<b>XIX. UTILITIES AND SERVICE SYSTEMS</b>				
There are no significant impacts to Utilities and Service Systems.				
<b>XX. WILDFIRE</b>				
There are no significant impacts to Wildfire.				
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
There are no significant impacts related to Mandatory Findings of Significance.				