

**Mitigation Monitoring and Reporting Program
Walters Road West Project
Suisun City, Solano County, California
State Clearinghouse Number 2006072026**



Prepared for:

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Community Development Department**
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City of Suisun City - Walters Road West Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
4.1 - Aesthetics, Light, and Glare					
<p>MM AES-2. Prior to occupancy of the Wal-Mart Supercenter, the project applicant shall implement the measures listed below and the restrictions related to overnight RV parking. Store management shall regularly monitor overnight RV parking and enforce the restrictions, up to and including removing offending RVs from the parking area by towing.</p> <ul style="list-style-type: none"> • Signage shall be posted at multiple, highly visible locations in the parking area identifying a designated overnight RV parking and listing the aforementioned restrictions: <ul style="list-style-type: none"> - Prohibition of consecutive nights of overnight parking - No more than 10 overnight parked RVs on any night - Prohibition of “camping” activities in parking areas (e.g., setting up lawn chairs, barbeques, recreational facilities, etc.) - Prohibition on litter - Prohibition on parking abandoned, dismantled, inoperable, or wrecked RVs in the parking lot • Convenient trash receptacles shall be located in or near the overnight RV parking area. 	Site inspection.	Prior to occupancy of the Wal-Mart Supercenter.	City of Suisun City Community Development Department		
<p>MM AES-3. Prior to issuance of building permits for the project, the applicant shall provide a lighting plan for the City of Suisun City to review and approve.</p> <ul style="list-style-type: none"> • The plan shall include provisions to ensure that outdoor lighting, including illumination of the pylon sign, is designed so that potential glare or light spillover to surrounding land uses is minimized through appropriate site design, dimming, and shielding of light fixtures. • The City will review the final site design plans to ensure that all lighting is directed downward and away from residences. 	Approval of lighting plan.	Prior to issuance of building permits.	City of Suisun City Community Development Department		

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<ul style="list-style-type: none"> This mitigation measure does not preclude the use of small-scale decorative lighting that may be directed upward, such as wall wash lighting or spot lighting for landscaping. This type of lighting is allowed if it does not spill over onto adjacent properties. 					
4.2 - Air Quality					
<p>MM AIR-2. During construction of the proposed project, the City of Suisun City shall require the construction contractor(s) to implement BAAQMD’s basic and enhanced dust control procedures required for all construction sites. Elements of the enhanced dust control program follow.</p> <ul style="list-style-type: none"> Water all active construction areas at least twice daily. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more). Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (e.g., dirt, sand). Limit traffic speeds on unpaved roads to 15 mph. Install sandbags or other erosion control measures to prevent silt runoff to public roadways. Replant vegetation in disturbed areas as quickly as possible. 	Site inspection.	During construction.	City of Suisun City Community Development Department / Bay Area Air Quality Management District		

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<p>MM AIR-3. The City shall require the project applicant to include the measures listed below in the project construction contract documents for the proposed project to minimize construction equipment exhaust emissions:</p> <ul style="list-style-type: none"> • To the extent that use of the equipment and technology is feasible, the contractor shall use catalyst and filtration technologies. • All diesel-fueled engines used in construction of the project shall use ultra-low sulfur diesel fuel containing no more than 15 ppm sulfur, or a suitable alternative fuel. • All construction diesel engines, which have a rating of 50 hp or more, shall meet the Tier II California Emission Standards for off-road compression-ignition engines, unless certified by the contractor that such engine is not available for a particular use. In the event that a Tier II engine is not available, Tier I-compliant or 1996 or newer engines will be used preferentially. Older engines would only be used if the contractor demonstrates and certifies that compliance is not feasible. • Heavy-duty diesel equipment and emission systems shall be maintained in optimum running condition, in accordance with manufacturers' specifications. • The construction contractor shall discourage idling of construction equipment and vehicles (or minimize idling time to a maximum of 5 minutes when construction equipment is not in use), consistent with Section 2485 within Chapter 10 - Mobile Source Operational Controls, Article 1 - Motor Vehicles, Division 3 of the Air Resources Board, Title 13, California Code of Regulations. The contractor will post temporary signs on the construction site to remind equipment operators to minimize idling time. 	Site inspection.	During construction.	City of Suisun City Community Development Department / Bay Area Air Quality Management District		
<p>MM AIR-4. The following emissions control measures shall be incorporated into the proposed project:</p> <ul style="list-style-type: none"> • The Wal-Mart Supercenter loading dock areas shall include: <ul style="list-style-type: none"> - Signage advising truck drivers to turn off engines when not in use - Signage advising truck drivers of State law prohibiting diesel idling of more than five minutes 	Site inspection.	Prior to project occupancy.	City of Suisun City Community Development Department / Bay Area Air Quality Management District		

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<ul style="list-style-type: none"> - Auxiliary 110 v and 220 v power units so trucks can power refrigeration units or other equipment without idling • The project owner shall provide adequate ingress and egress at entrances to public facilities to minimize vehicle idling and traffic congestion and dedicated turn lanes as appropriate. • The project owner shall provide loading and unloading facilities for carpool/vanpool users with clear visible signage. Where safety and space constraints do not take precedence, loading and unloading facilities shall be provided near building entrances for carpool/vanpool users. • The project owner shall install high albedo and emissive roofs or install EPA “Energy Star” approved roofing materials. • The project owner shall use energy-efficient lighting and process systems, such as low NO_x water heaters, furnaces, and boiler units in commercial facilities. • The project applicant shall partially or fully subsidize the cost of at least 25 monthly Fairfield-Suisun Transit bus passes for project employees. • The project applicant shall post public transit information in appropriate public areas (e.g., kiosks) and in employee areas (e.g., break rooms) concerning Fairfield-Suisun Transit bus service and Solano Napa Commuter Information transit and rideshare programs. • Onsite security patrol motor vehicles shall be either electric or hybrid electric unless. This requirement can be waived if the project applicant can demonstrate to the satisfaction of the City of Suisun City that technical or safety factors preclude the implementation of this measure. 					
<p>MM AIR-9. To reduce emissions of greenhouse gases, the following measures shall be implemented:</p> <ul style="list-style-type: none"> • Overhead panels shall be installed over the loading bays to provide shade for docked trucks in order to keep the truck cabin and trailer cooler and to decrease the need for truck idling to power air conditioning units. The panels shall be of sufficient size and oriented to shade the cabin during the summer season. 	Site inspection.	Prior to project occupancy.	City of Suisun City Community Development Department		

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<ul style="list-style-type: none"> • Shade trees or shielding devices shall be located near HVAC equipment to directly shield it from sunlight. • Low nitrogen oxide-emitting or high-efficiency water heaters shall be used. • Wal-Mart’s energy conservation strategy shall include solar facilities (e.g., roof-top and parking lot photovoltaic panels, solar water heating equipment, and/or solar parking lot lighting) if determined to be feasible by the City. To assist the City in determining whether the inclusion of such facilities is feasible, or how substantial a solar component is feasible, the City shall retain, at the applicant’s expense, a qualified consultant with expertise in solar power and energy conservation to evaluate the feasibility of solar facilities at the site. Any documents prepared shall be made available to the public. The consultant shall consider, among other factors, (i) how the installation of solar equipment could complement, detract from, or be inconsistent with other energy conservation measures or design features required by the City, and (ii) the cost-effectiveness of solar equipment compared with other potential alternative means of reducing energy consumption by amounts equivalent or similar to what would be achieved through the solar equipment. A commitment by Wal-Mart to include the Suisun store at Walters Road in a solar power pilot program including other stores may be sufficient to satisfy this mitigation measure. The City shall definitively determine the extent, if any, of Wal-Mart’s solar obligations prior to building permit issuance • Wal-Mart’s energy conservation strategy shall include a recirculating hot water system if determined to be feasible by the City at the time of building permit issuance. To assist the City in determining whether the inclusion of such a system is feasible, the City shall ask the expert in energy conservation retained to evaluate solar facilities at the site, to also evaluate the feasibility of a recirculating hot water system at the site. Any documents prepared shall be made available to the public. The consultant shall consider, among other factors, (i) how the installation of such a system could complement, detract from, or be inconsistent with other energy conservation measures or design features required by the City, and (ii) the cost-effectiveness of such a system 					

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<p>compared with other potential alternative means of reducing energy consumption by amounts equivalent or similar to what would be achieved through the recirculating hot water system. The City shall definitively determine the extent, if any, of Wal-Mart's obligation to install a recirculating hot water system prior to building permit issuance.</p> <ul style="list-style-type: none"> • The project applicant shall include low-flow or ultra low-flow toilets in the proposed project • The project landscaping plan shall include at least three of the following water conservation features: low-precipitation-rate sprinklers, bubbler/soaker systems, programmable irrigation controllers with automatic rain shut off sensors, matched precipitation rate nozzles that maximize the uniformity of the water distribution characteristics of the irrigation system, conservative sprinkler spacings that minimize overspray onto paved surfaces, or hydrozones that keep plants with similar water needs in the same irrigation zone. • Prior to issuance of building permits, the project applicant shall retain a qualified contractor to perform construction and demolition debris recycling. The project applicant shall provide documentation to the satisfaction of the City of Suisun City demonstrating that at least 50 percent of construction and demolition debris was recycled. 					
4.3 - Biological Resources					
<p>MM BIO-1a. Prior to construction of the project, a survey shall be conducted for pappose tarplant, to locate and map any individuals of this species on the site and to estimate the population size. If the pappose tarplant is found, the project applicant shall develop and implement a salvage and recovery plan for individuals prior to initiation of construction activities on the site. The mitigation, which shall be prepared by a qualified botanist experienced in the development and implementation of native plant restoration, mitigation, and management plans, shall include the following:</p> <ul style="list-style-type: none"> • Salvage and/or recovery requirements, including clearly defined goals focusing on plant establishment (stability, succession, reproduction) and non-native species control measures. 	Site inspection.	Prior to construction of the project.	City of Suisun City Community Development Department / California Department of Fish and Game		

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<ul style="list-style-type: none"> • Locations and procedures for restoration/replanting of salvaged plant material, including seeds. Onsite relocation in the undeveloped areas of the site shall be considered if suitable habitat for this species is present. • The project sponsor, subject to approval by CDFG, shall document the progress/success of the revegetation effort. If the revegetation is not successful, an additional period of correction and monitoring shall be specified. • Specification of a 5-year, post-construction maintenance and monitoring program by a qualified restoration team to ensure that the project goals and performance standards are being met. The monitoring program shall include provision for remedial actions to correct deficiencies, as needed. After 5 years, the species relocation shall be considered successful if the number of plants that were removed on the site is successfully established at the mitigation site at a minimum of a 1:1 ratio. Annual reports and a final report prepared by the project sponsor and subject to approval by CDFG shall document the progress/success of the revegetation effort. If the revegetation is not successful, an additional period of correction and monitoring shall be specified. • The project sponsor shall provide and secure a source of funding for this salvage and monitoring operation to the satisfaction of the City prior to issuance of grading permits. • The mitigation shall be considered a success if, for the last 3 years of the 5-year monitoring program, the numbers of pappose tarplants have remained above the number of individuals that were adversely affected by the project (1:1 mitigation). The populations should show no sign of decline during this period. In addition, for at least the last 4 of 5 monitoring years, the growth of grass, presence of thatch, and growth of weeds should not hinder tarplant plants. Grazing is a potential management tool to reduce competition from non-native grasses and weeds. If the mitigation is unsuccessful after 5 years, monitoring shall be continued for a 6th year if it is warranted. If the lack of success after 5 years suggests that a 6th year of monitoring is not warranted, offsite mitigation land that supports this species shall be purchased. The purchase of these lands shall be approved by the City and funded by the project applicant. 					

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<p>MM BIO-1b. In the event that CDFG or USFWS rejects some or all of the previously performed special status plant focused surveys, the project applicant shall either (1) retain a qualified botanist to perform new focused surveys to reconfirm the conclusions of the original surveys; or (2) assume the presence of the special-status plant species at issue and carry out offsite mitigation for such species through the purchase of credits at an agency-approved mitigation bank at a level determined by CDFG and/or USFWS to be sufficient to fully offset impacts to the special status plants and not diminish the survival and recovery of the species, but at a minimum equal to or greater than at a 1:1 ratio, which ensures the project will not have a substantial adverse effect on the species or substantially reduce the number or restrict the range of the species.</p>	<p>Receipt of focused surveys or purchase of credits.</p>	<p>Prior to vegetation removal activities.</p>	<p>City of Suisun City Community Development Department / California Department of Fish and Game / United States Fish and Wildlife Service</p>		
<p>MM BIO-2a. No more than 15 days prior to any site-disturbing activities, including grading or woody vegetation and tree removal, the applicant will retain a qualified wildlife biologist to conduct a nesting bird survey to determine if nests are active or occupied onsite. The surveys shall be conducted a minimum of three separate days during the 15 days prior to disturbance. Any active nests observed onsite will be avoided until after the nestlings have fledged and left the nest. If avoidance is not feasible, then a biological monitor will be present if construction activities occur during the nesting season. Construction activity within the vicinity of the active nests may only be conducted at the discretion of the biological monitor. If construction activity will likely result in nest failure, the applicant will consult with CDFG and/or USFWS to determine what mitigation or permitting is required. An MBTA Special Purpose Permit will be required if occupied nests will be impacted.</p>	<p>Receipt of focused surveys.</p>	<p>No more than 15 days prior to any site-disturbing activities.</p>	<p>City of Suisun City Community Development Department / California Department of Fish and Game / United States Fish and Wildlife Service</p>		
<p>MM BIO-2b. Loss of potential foraging habitat for raptor species and tricolored blackbird will be mitigated by applicant's purchase of credits at an agency-approved mitigation bank within the region. The chosen mitigation bank must have credits available for purchase in the vernal pool/grassland mosaic habitat type, suitable for foraging habitat for raptor species and tricolored blackbird. The level of compensation must be commensurate with no less than a 1:1 replacement ratio. If occupied burrowing owl burrows are found during the pre-construction</p>	<p>Purchase of credits.</p>	<p>Prior to any ground-disturbing activities.</p>	<p>City of Suisun City Community Development Department / California Department of Fish and Game / United States Fish and</p>		

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<p>survey required as part of Mitigation Measure 2a, a buffer (160 feet during the non-breeding season and 250 feet during the breeding season) shall be established around the burrows in accordance with the requirements established by the Burrowing Owl Consortium and CDFG. If occupied burrows are found within 160 feet of the project activities and staging areas during the non-breeding season and will be impacted, passive relocation measures shall be implemented in accordance with the Burrowing Owl Consortium Guidelines. Each passively relocated burrow shall be mitigated by purchasing credits equivalent to 6.5 acres of suitable habitat at an agency-approved burrowing owl mitigation bank. Passive relocation shall not occur during the breeding season unless a qualified biologist, approved by CDFG, verifies that the young have fledged the nest.</p> <p>Loss of Swainson’s hawk foraging habitat shall be provided at the following ratios: a 1:1 replacement ratio for each acre lost within 1 mile of an active nest; a 0.75:1 replacement ratio for each acre lost within 5 miles, but more than 1 mile, of an active nest; and a 0.5:1 ratio for each acre lost within 10 miles, but more than 5 miles, of an active nest.</p>			Wildlife Service		
<p>MM BIO-4. Loss of seasonal wetland habitat within the property boundaries shall be mitigated by the applicant’s purchase of credits at the North Suisun Mitigation Bank or other equivalent agency-approved mitigation bank in the region. The chosen mitigation bank must have credits available for seasonal wetlands or vernal pool/grassland habitats. The level of compensation must be commensurate with no less than a 2:1 replacement ratio, given the sensitive nature of these wetlands as potential vernal pool invertebrate habitat sufficient to fully replace the functions and values of the wetlands and ensure no net loss of wetland habitat in terms of both acreage and functions and values or at a ratio no less than a 1:1 ratio, which will reduce any substantial adverse effect on seasonal wetland habitat. The purchasing of offsite wetland habitat at the North Suisun Mitigation Bank or an alternative agency approved mitigation bank will provide for the long-term conservation of higher-quality wetland habitat that may otherwise be developed and contribute to the protection of the region’s aquatic resources.</p> <p>Alternatively, if the USACE, CDFG and/or the RWQCB require mitigation in some other format as part of its permitting mandate, the mitigation may</p>	Purchase of credits.	Prior to any ground-disturbing activities.	City of Suisun City Community Development Department / California Department of Fish and Game / United States Army Corps of Engineers / San Francisco Bay Regional Water Quality Control Board		

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be substituted if it can be demonstrated that it is at least commensurate with a 2:1 replacement ratio sufficient to fully replace the functions and values of the wetland and ensure no net loss of wetland habitat in terms of both acreage and functions and values, or at a replacement value no less than 1:1, which will reduce any substantial adverse effect on seasonal wetland habitat.					
MM BIO-5a. Prior to any ground-disturbing activities, the project applicant shall obtain mapping revisions from USFWS for the critical habitat designations for tadpole shrimp (Unit 11D), vernal pool fairy shrimp (Unit 16A), and Contra Costa goldfields (Unit 4C). The mapping revisions shall remove the small portion of the project site from the boundaries of each aforementioned critical habitat designation.	Obtainment of map revision.	Prior to any ground-disturbing activities.	City of Suisun City Community Development Department / United States Fish and Wildlife Service		

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<p>MM BIO-5b. If USFWS does not concur with the request for a mapping revision for the critical habitat designation, prior to any ground-disturbing activities, USFWS shall be consulted pursuant to Section 7 for vernal pool tadpole shrimp and vernal pool fairy shrimp, and Contra Costa goldfields critical habitat designations. If USFWS determines that the project will not have an adverse effect on designated critical habitat, no further action is required. If USFWS determines that the development of the proposed project would adversely effect designated critical habitat for vernal pool crustaceans, the project applicant shall ensure the project will not result in adverse modification to critical habitat for the vernal pool fairy shrimp or vernal pool tadpole shrimp by mitigating for the loss of critical habitat through the purchase of credits at an agency approved mitigation bank at a no less than 3:1 ratio for critical habitat wetlands preservation, 1:1 for critical habitat wetlands creation, and 1:1 critical habit uplands preservation or at other ratios determined by the agency to be required to ensure that the project does not appreciably diminish the chances of survival or recovery of the species or have a substantial adverse effect on the species by substantially reducing the number or restricting the range of the species.</p> <p>If USFWS determines that the development of the proposed project would adversely effect Contra Costa goldfields critical habitat, the project applicant shall mitigate for the loss of critical habitat by purchasing credits at an agency-approved mitigation bank at no less than a 3:1 ratio to ensure that the project does not appreciably diminish the chances of survival or recovery of the species or have a substantial adverse effect on the species by substantially reducing the number or restricting the range of the species.</p>	Purchase of credits.	Prior to any ground-disturbing activities.	City of Suisun City Community Development Department / United States Fish and Wildlife Service		
4.4 - Cultural Resources					
<p>MM CUL-1. If a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease until a qualified archaeologist determines whether the resource requires further study. The City shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be</p>	Acceptance of documentation and site inspection.	During construction.	City of Suisun City Community Development Department		

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<p>recorded on appropriate Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of California Environmental Quality Act criteria by a qualified archaeologist. Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. If the resource is determined to be significant under CEQA, the City and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation, if feasible. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan for the recovery, which will capture those categories of data for which the site is significant. The archaeologist shall also perform appropriate technical analyses, prepare a full written report and file it with the appropriate information center (California Historical Resources Regional Information Center), and provide for the permanent curation of the recovered materials.</p>					
<p>MM CUL-3. In the event a fossil is discovered during construction of the proposed project, excavations within 100 feet of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The City shall require the applicant to include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall notify the City to determine procedures to be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards. The plan shall be submitted to the City for review and approval. Upon approval, the plan shall be incorporated into the project. Significant paleontological resources should be deposited in an accredited and permanent scientific institution for curation.</p>	<p>Acceptance of documentation and site inspection.</p>	<p>During construction.</p>	<p>City of Suisun City Community Development Department</p>		
<p>MM CUL-4. If human remains are encountered during earth-disturbing activities, all work in the adjacent area shall stop immediately and the Solano County Coroner’s office shall be notified. If the remains are determined to be Native American in origin, both the Native American</p>	<p>Acceptance of documentation and site inspection.</p>	<p>During construction.</p>	<p>City of Suisun City Community Development Department / Solano</p>		

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Heritage Commission and any identified descendants shall be notified by the coroner and recommendations for treatment solicited and implemented (CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Sections 5097.94 and 5097.98).			County Coroner's Office		
4.5 - Geology, Soils, and Seismicity					
<p>MM GEO-1. During design and construction of the proposed project, the project applicant shall require the construction contractor(s) to implement the following design recommendations from the Geotechnical Investigation:</p> <ul style="list-style-type: none"> • Slabs-on-grade must have sufficient reinforcement and be supported on a layer of non-expansive fill; footings should extend below the zone of seasonal moisture fluctuation. • Slabs-on-grade used in conjunction with shallow footings must be supported on at least 24 inches of select, non-expansive fill, or lime-treated native soils. • Excavations extending below the planned finished site grades must be cleaned and backfilled with suitable material compacted to at least 95-percent relative compaction. • Concrete slabs or asphalt pavements must be scarified to a depth of 8 inches, moisture conditioned, and compacted to at least 95-percent relative compaction. 	Site inspection.	During design and construction.	City of Suisun City Community Development Department		

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<ul style="list-style-type: none"> • Earthwork should be performed during periods of suitable weather conditions, such as the summer construction season. If earthwork is performed during the wet winter season, alternatives to facilitate fill placement and trench backfill must be exercised. • The amount of surface water infiltrating the soils near structures must be restricted by selecting landscaping materials needing little or no watering; using low-precipitation, regulated, and timed sprinkler heads; providing adequate surface drainage, and avoiding open planting within 3 feet of building perimeters. • Retaining walls must be designed to resist lateral earth pressures from adjoining natural materials, backfill, and surcharge loads. • Any concrete flatwork constructed on expansive soil must be properly prepared with the use of scarifying, moisture conditioning, and re-compacting the subgrade soil. It must be at least 4 inches thick and underlain by 12 inches of select, non-expansive fill. 					
<p>MM GEO-4. During design and construction of the proposed project, the City of Suisun City shall require the construction contractor(s) to implement the following design recommendations from the Geotechnical Investigation to reduce potential impacts from expansive soils:</p> <ul style="list-style-type: none"> • Maintaining positive surface water drainage gradients (2-percent minimum) within 5 feet of buildings to direct surface water away from foundations and slabs • Lime-treating native soils to reduce expansive potential and improve engineering characteristics of the soil • Landscaping and irrigation considerations to reduce the amount of water used around buildings and to avoid water collecting near building foundations, slabs-on-grade, or pavements 	Site inspection.	During design and construction.	City of Suisun City Community Development Department		
4.6 - Hazards and Hazardous Materials					
<p>MM HAZ-1. The project applicant shall retain a certified contractor to remove or relocate the electrical transformer on the project site. If there is evidence of transformer oil leakage, PCB testing shall be performed and the results shall be provided to the City of Suisun City.</p>	Acceptance of testing results.	Following transformer removal.	City of Suisun City Community Development Department		

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<p>MM HAZ-2. Prior to construction, the applicant shall prepare and submit a Hazardous Materials Management Plan for the Solano County Department of Environmental Management. The plan shall address emergency response procedures and would include an initial inventory of hazardous materials, including new or waste materials that are toxic, reactive, ignitable, or corrosive.</p>	Acceptance of documentation and site inspection.	Prior to construction.	City of Suisun City Community Development Department / Solano County Department of Environmental Management		
<p>4.7 - Hydrology and Water Quality</p>					
<p>MM HYD-1. Prior to issuance of occupancy permits, any restaurant establishments shall include oil/grease traps capable of pre-treating wastewater flows to as good as or better than typical domestic wastewater quality.</p>	Site inspection.	Prior to issuance of occupancy permits.	City of Suisun City Community Development Department		
<p>MM HYD-2a. Prior to issuance of grading permits, the applicant shall submit an SWPPP and Grading Plan to the City of Suisun City for review and approval. The project SWPPP and Grading Plan shall identify specific actions and BMPs relating to the prevention of stormwater pollution from project-related construction sources by identifying a practical sequence for site restoration, BMP implementation, contingency measures, responsible parties, and agency contacts. The plan(s) shall be reviewed and approved by the City prior to commencement of work and shall be made conditions of the contract with the contractor selected to build the project. The plans shall incorporate control measures in the following categories:</p> <ul style="list-style-type: none"> • Soil stabilization practices • Dewatering practices (if necessary) • Sediment and runoff control practices • Monitoring protocols • Waste management and disposal control practices <p>Once approved by the City, the applicant and his construction contractor shall be responsible throughout the duration of the project for installing, constructing, inspecting, and maintaining the control measures included in the SWPPP and Grading Plan.</p>	Acceptance of documentation and site inspection.	Prior to issuance of grading permits.	City of Suisun City Community Development Department		

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<p>MM HYD-2b. Prior to issuance of grading permits, the City shall ensure that the project SWPPP identifies pollutant sources that could affect the quality of stormwater discharges from the construction site. Control practices shall include those that effectively treat target pollutants in stormwater discharges. To protect receiving water quality, the SWPPP shall include, but not be limited to, the following elements:</p> <ul style="list-style-type: none"> • Temporary erosion control measures (such as fiber rolls, staked straw bales, detention basins, temporary inlet protection, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) shall be employed for disturbed areas. • No disturbed surfaces will be left without erosion control measures in place during the winter and spring months. • Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures. Of critical importance is the protection of the onsite drainage outlet at the southern corner of the property, the offsite culvert beneath SR-12, just west of the project site, and catch basins along Peterson and Walters roads. • The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains. • BMPs performance and effectiveness shall be determined either by visual means where applicable (i.e., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (inadvertent petroleum release) is required to determine adequacy of the measure. • Native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance. 	Acceptance of documentation and site inspection.	Prior to issuance of grading permits.	City of Suisun City Community Development Department		
<p>MM HYD-3a. Prior to approval of the final tentative map, the applicant shall prepare and submit a Landscaping Management Plan to the City of Suisun City for review and approval. The plan shall identify landscaping practices that would reduce discharge of herbicides, pesticides, fertilizers, and other contaminants to local waterways. All contractors involved in project-related landscaping conducted during the individual phases of development, as well as maintenance of landscaping following project</p>	Acceptance of documentation and site inspection.	Prior to approval of the final tentative map.	City of Suisun City Community Development Department		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>completion, shall complete their work in strict compliance with the Landscaping Management Plan. The applicant shall be responsible for ensuring that requirements of the Landscaping Management Plan are provided to and instituted by future project tenants following project completion. The Landscaping Management Plan shall be prepared by a licensed landscape architecture firm with experience in methods to reduce or eliminate the use of landscape chemicals that could cause adverse effects to the environment. At a minimum, the Landscaping Management Plan shall:</p> <ul style="list-style-type: none"> • Require that pesticides and fertilizers not be applied in excessive quantities, and applied only at times when rain is not expected for at least 2 weeks, in an effort to minimize leaching and runoff into the storm drainage system • Encourage the use of organic fertilizers and mulching of landscaped areas to inhibit weed growth and reduce water demands • Utilize native, perennial, drought-tolerant vegetation to minimize irrigation needs • Specify the maintenance measures to be used (e.g., mowing) and specify an application schedule for all fertilizer amendments and pesticide applications • Identify a list of preferred herbicides and pesticides, instances in which their use would be appropriate, and their associated application rates 					
<p>MM HYD-3b. Prior to approval of the final tentative map, the applicant shall prepare and submit documentation to the City of Suisun City for review and approval identifying stormwater treatment measures. Project stormwater treatment measures shall meet the mandates of Order R2-2003-0034, Provision C, and shall provide treatment capacity for onsite runoff of up to 49.79 cfs during a 15-year storm event and 50.56 cfs during a 25-year storm event. Stormwater treatment measures shall include one or a combination of the following stormwater treatment devices:</p> <ul style="list-style-type: none"> • Retention/detention ponds • Retention rooftops 	Acceptance of documentation and site inspection.	Prior to approval of the final tentative map.	City of Suisun City Community Development Department		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<ul style="list-style-type: none"> • Green roofs (which incorporate vegetation) and blue roofs (which incorporate detention or retention of rain) • Porous/permeable pavement • Crushed stone reservoir base rock under pavements or in sumps • Street sweeping • Curb cuts in parking areas • Rock-lined areas along landscaped areas in parking lots <p>If, after further evaluation, the project engineer determines that infiltration is a feasible stormwater treatment measure, the project applicant shall provide supporting documentation to the City of Suisun City for review and approval. In accordance with RWQCB requirements, proposed infiltration devices shall meet, at a minimum, the following conditions:</p> <ol style="list-style-type: none"> 1. Pollution prevention and source control measures shall be implemented at a level appropriate to protect groundwater quality at sites where infiltration devices are to be used. 2. Infiltration devices shall include an enforceable maintenance schedule to ensure they are adequately maintained over the long term to maximize pollutant removal capabilities. 3. Onsite percolation tests will be conducted for all sections of the project site where infiltration technologies are proposed to confirm adequate soil percolation. 4. The vertical distance from the base of any infiltration device to the seasonal high groundwater mark shall be at least 5 feet. 					
<p>MM HYD-4. Prior to approval of the final map, the applicant shall prepare a Final Stormwater Control Plan for the project that will require approval from the City Engineer. The Drainage Plan shall incorporate measures to maintain runoff during peak conditions to pre-construction discharge levels. The Plan shall evaluate options for onsite detention including, but not limited to, providing temporary storage within a portion or portions of the parking lot, an underground vault and/or linear facilities along the project site’s southern and/or eastern perimeter, or a comparable onsite facility that would provide adequate capacity. Design specifications for the detention/retention facilities shall provide sufficient storage</p>	Acceptance of documentation and site inspection.	Prior to approval of the final map.	City of Suisun City Community Development Department		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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capacity to accommodate the 25-year, 24-hour storm event and comply with the City’s requirements that runoff from storms up to the 100-year return frequency are conveyed through storm facilities and disposed of in a manner that protects public and private improvements from flooding hazards.					
MM HYD-5. Prior to approval of the final map, the City and the applicant shall investigate the condition of the downstream conveyance system within the Lawler Ranch subdivision to confirm that the capacity of the existing pipeline is sufficient to meet existing and project-related demands during 25-year and 100-year storm events. If observations indicate that restrictions in conveyance capacity are occurring as a result of foreign debris, the City/Applicant shall have the downstream conveyance system flushed to maximize the existing drainage capacity and confirm the integrity of the outfall structure. In the event that flushing the system proves infeasible or that drainage capacity or the integrity of the outfall structure is deficient to accommodate flows from the proposed project as set out above, the project applicant shall revise the project drainage plans to prevent the release of new net flows above the existing condition of the project site. The project applicant shall be responsible for all costs associated with this mitigation measure.	Acceptance of documentation and site inspection.	Prior to approval of the final map.	City of Suisun City Community Development Department		
4.9 - Noise					
MM NOI-1a. Construction contractors shall be required to ensure that construction equipment is well tuned and maintained according to the manufacturer’s specifications, and that the equipment’s standard noise reduction devices are in good working order.	Site inspection.	During construction.	City of Suisun City Community Development Department		
MM NOI-1b. Consistent with Suisun City Municipal Code Chapters 15.04 and 15.12, construction activities shall be limited as follows: <ul style="list-style-type: none"> For general construction activities, the operation of construction equipment and outdoor construction or repair work within 500 feet of any occupied residences shall be limited to the hours between 7:00 a.m. and 10:00 p.m., Monday through Saturday, and between 8:00 a.m. and 10:00 p.m. on Sundays. Given the particularly annoying nature of pile- 	Site inspection.	During construction.	City of Suisun City Community Development Department		

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<p>driving noise, pile-driving activities (if required) shall be limited to between the hours of 8:00 a.m. and 7:00 p.m.</p> <ul style="list-style-type: none"> For all earthwork, trenching, and concrete or paving activities, construction activities shall be limited to the hours between 7:00 a.m. and 6:00 p.m., Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturdays, and prohibited on Sundays (except use of water trucks for dust control, which may operate between 9:00 a.m. and 5:00 p.m.). 					
<p>MM NOI-1c. Construction equipment noise shall be minimized during project construction by muffling and shielding intakes and exhaust on construction equipment (according to the manufacturers’ specifications) and by shrouding or shielding impact tools. All equipment shall have sound-control devices no less effective than those provided by the manufacturer.</p>	Site inspection.	During construction.	City of Suisun City Community Development Department		
<p>MM NOI-1d. Construction activities contractors shall locate fixed construction equipment (such as compressors and generators) and construction staging areas as far as possible from adjacent residences. Activities within these staging areas shall conform to the time limitations established in Mitigation Measure NOI-1b.</p>	Site inspection.	During construction.	City of Suisun City Community Development Department		
<p>MM NOI-1e. To further address the nuisance impact of project construction, construction contractors shall implement the following:</p> <ul style="list-style-type: none"> Signs will be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and a day and evening contact number for the City in the event of problems. An onsite complaint and enforcement manager will be posted to respond to and track complaints and questions related to noise. 	Site inspection.	During construction.	City of Suisun City Community Development Department		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>MM NOI-1f. The Applicant shall incorporate into all contract specifications a provision that allows additional noise mitigation measures to be implemented during project construction at the discretion of the City. The need for additional adaptive management noise control measures may be triggered by noise complaints received by the City or concerns noted during site inspections conducted by the City. Additional adaptive management control measures could include the following:</p> <ul style="list-style-type: none"> • Further limitations on the hours during which construction activities could occur • Changing the location of stationary construction equipment or staging areas • Shutting off idling equipment • Rescheduling construction activities • Notifying adjacent residents in advance of construction work • Installing acoustic barriers around stationary construction noise sources 	Acceptance of documentation and site inspection.	During construction.	City of Suisun City Community Development Department		
<p>MM NOI-1g. If pile driving is required for building construction, construction contractors shall incorporate the following additional requirements:</p> <ul style="list-style-type: none"> • Wherever possible, sonic or vibratory pile drivers will be used instead of impact pile drivers (sonic pile drivers are only effective in certain soils). • Engine and pneumatic exhaust controls on pile drivers will be required as necessary to ensure that exhaust noise from pile driver engines are minimized to the extent feasible. • Where feasible, pile holes will be pre-drilled to reduce potential noise and vibration impacts. • Occupied residences within 500 feet of pile driving activities shall be notified of pile-driving activities at least 2 weeks prior to the commencement of pile driving. 	Site inspection.	During construction.	City of Suisun City Community Development Department		

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<p>MM NOI-1h. Prior to the commencement of construction activities involving heavy equipment, Mitigation Measure NOI-4 shall be implemented. All masonry walls shall be completed prior to the beginning of construction activities involving heavy equipment.</p>	Site inspection.	Prior to the commencement of construction activities involving heavy equipment.	City of Suisun City Community Development Department		
<p>MM NOI-3a. The following activities shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.:</p> <ul style="list-style-type: none"> • Use of loudspeaker or loudspeaker systems in outdoor garden/seasonal center and other areas 	Site inspection.	During operations.	City of Suisun City Community Development Department		
<p>MM NOI-3b. The following activities shall be prohibited between the hours of 7:00 p.m. and 7:00 a.m.:</p> <ul style="list-style-type: none"> • Garbage/recycling removal activities • Use of parking lot sweeping units (e.g., air system sweeping devices, truck-mounted parking lot sweeping devices, or similar devices) and landscape equipment (e.g., leaf blowers). 	Site inspection.	During operations.	City of Suisun City Community Development Department		
<p>MM NOI-3c. The project applicant shall incorporate the following design features into the final site plans:</p> <ul style="list-style-type: none"> • Building equipment (e.g., HVAC units and cold food storage units) shall be located away from nearby residences and properly shielded by either a rooftop parapet or other enclosure that effectively blocks the line of sight of the source from nearby residences. • Wing-walls around truck wells and rubberized gaskets at loading bays shall be implemented at the primary loading docks of each building. • Any outdoor loudspeaker system speakers shall be directed away from residences. Speaker volumes shall be adjusted to minimize noise at nearby residences. 	Acceptance of documentation and site inspection.	During operations.	City of Suisun City Community Development Department		

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<p>MM NOI-3d. The project applicant shall minimize truck delivery noise to the Wal-Mart Supercenter western loading dock either by limiting deliveries to the hours between 7:00 a.m. and 10:00 p.m. or by limiting nighttime truck access (ingress and egress) to the northernmost access point on Walters Road (north driveway) or the main entrance to the project site on Walters Road.</p>	Site inspection.	During operations.	City of Suisun City Community Development Department		
<p>MM NOI-3e. Consistent with Mitigation Measure AIR-9, signage shall be posted informing truck drivers of California Air Resources Board (CARB) regulations, including requirements related to shutting off truck engines when not in use, the 5-minute limitation on idling, and the limitation on TRU operations to no more than 120 minutes within loading dock areas or elsewhere on the project site.</p>	Site inspection.	Prior to project occupancy.	City of Suisun City Community Development Department		
<p>MM NOI-3f. Following grading and site work and prior to construction of onsite buildings, the project applicant shall construct the proposed 11-foot-tall masonry wall along the northern portion of the property that would extend roughly the length of the proposed Wal-Mart Supercenter building to minimize noise transmission. The height may be obtained by use of a one (1) foot berm and a ten (10) foot masonry wall. For maximum effectiveness, the wall must be continuous and relatively airtight along its length and height. The final design/specifications shall be developed in consultation with a qualified noise professional.</p>	Site inspection.	Prior construction of onsite buildings.	City of Suisun City Community Development Department		
<p>MM NOI-4. The project applicant shall offer to replace the wood portion of the existing 6-foot-high wooden fence on top of a 2-foot tall earthen berm, with a 6-foot-high solid masonry or concrete wall for residences located between Fulmar Drive and Walters Road. If accepted by affected residences, prior to grading and site work, the project applicant shall construct or provide adequate funding to the City of Suisun City to construct the replacement masonry or concrete wall along the north side of Petersen Road so that it would extend from Fulmar Drive to Walters Road. The masonry or concrete wall shall also be constructed for a distance of 300 feet west of Fulmar Drive. In addition, an acoustical study shall be prepared, at the expense of the applicant, to determine if the wall should be extended further to the west. The wall shall be constructed of solid material and shall be of sufficient density to minimize noise transmission. For</p>	Site inspection.	Prior to the beginning of major construction activities.	City of Suisun City Community Development Department		

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<p>maximum effectiveness, the wall must be continuous and relatively airtight along its length and height. The final design and specifications shall be developed in consultation with a qualified noise professional and in consultation with the City to assure that the materials are appropriate and consistent with the City’s Development Guidelines for Architecture and Site Planning.</p>					
<p>4.11 - Transportation</p>					
<p>MM TRANS-1a. Prior to the issuance of building permits, the applicant shall provide Caltrans with payments for modifying the existing signal phasing at the intersection of SR-12 and Marina Boulevard. The existing split phasing in the northbound-southbound direction shall be modified to protected phasing. The project applicant shall provide the full cost of this modification. The project applicant, in working with Caltrans, shall make best efforts to have the improvements in place prior to project occupancy.</p>	Receipt of fees.	Prior to the issuance of building permits.	City of Suisun City Community Development Department / California Department of Transportation		
<p>MM TRANS-1b. Prior to the issuance of building permits, the applicant shall provide Caltrans with payments for improvements to the intersection of SR-12 and Sunset Avenue. The improvements shall consist of re-striping the existing northbound through lane to a left-shared through lane and optimizing the signal timing. The eastbound right-turn lane should be restriped to a through shared-right lane that will turn into the drop right-turn lane at SR-12/Lawler Center Drive. The striping for the drop lane at Lawler Center Drive should be a dashed line for the first 270 feet (instead of the solid line that currently exists), and the remaining 270 feet should be a solid line. The project applicant shall provide the full cost of this improvement. The project applicant, in working with Caltrans, shall make best efforts to have the improvements in place prior to project occupancy.</p>	Receipt of fees.	Prior to the issuance of building permits.	City of Suisun City Community Development Department / California Department of Transportation		
<p>MM TRANS-1c. Prior to the issuance of building permits, the applicant shall provide Caltrans with payments for improvements to the intersection of SR-12 and Emperor Drive. The improvements shall consist of re-striping the westbound right-turn lane to a shared through-right lane. The project applicant shall provide the full cost of this improvement. The project applicant, in working with Caltrans, shall make best efforts to have the improvements in place prior to project occupancy.</p>	Receipt of fees.	Prior to the issuance of building permits.	City of Suisun City Community Development Department / California Department of Transportation		

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<p>MM TRANS-1d. Prior to the issuance of building permits, the applicant shall provide Caltrans with payments for improvements to the intersection of SR-12 and Woodlark Drive. The improvements shall consist of the installation of a westbound auxiliary lane on SR-12 for southbound traffic turning right on SR-12 from Woodlark Drive. The auxiliary lane shall extend from Woodlark Drive to Emperor Drive. The project applicant shall provide the full cost of this improvement. The project applicant, in working with Caltrans, shall make best efforts to have the improvements in place prior to project occupancy.</p>	Receipt of fees.	Prior to the issuance of building permits.	City of Suisun City Community Development Department / California Department of Transportation		
<p>MM TRANS-1e. Prior to the issuance of building permits, the applicant shall provide the City of Fairfield with payments for improvements to the intersection of Air Base Parkway and Walters Road. The improvements shall consist of the re-striping the existing northbound through lane to a through shared-right lane.</p>	Receipt of fees.	Prior to the issuance of building permits.	City of Suisun City Community Development Department / City of Fairfield		
<p>MM TRANS-1f. Prior to the issuance of building permits, the applicant shall provide the City of Suisun City with fair-share payments for improvements to the intersection of Pintail Drive and Walters Road. The improvements shall consist of the installation of a traffic signal, the placement of the signal indications where they can clearly be seen by approaching vehicles, and the installation of OPTICOM signal pre-emption. The project applicant shall provide 15 percent of the cost of this improvement, which was calculated on the basis of Caltrans methodology for calculating equitable share.</p>	Receipt of fees.	Prior to the issuance of building permits.	City of Suisun City Community Development Department		
<p>MM TRANS-1g. Prior to the issuance of building permits, the applicant shall provide Caltrans with payments for improvements to the intersection of SR-12 and Walters Road. The improvements shall consist of the installation of a second southbound right-turn bay and the modification of the existing northbound-southbound signal phasing to split from permitted. The project applicant shall provide the full cost of this improvement. The improvement shall be in place prior to project occupancy.</p>	Receipt of fees.	Prior to the issuance of building permits.	City of Suisun City Community Development Department / California Department of Transportation		

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<p>MM TRANS-1h. Within 1 year of approval of the proposed project, the City of Suisun City shall adopt a 5-year Capital Improvement Program (CIP) and shall increase the City’s Offsite Street Improvement Program (OSSIP) fees to levels sufficient to assess the project applicant and future development projects their projected fair-share costs for necessary transportation improvements. If the City cannot collect sufficient funds from new development projects to cover the full cost of necessary improvements, the City may make up the shortfall from other sources, including, but not limited to, the City’s General Fund as augmented by revenues derived from the proposed project or federal, State, or regional funds made available to the Solano Transportation Authority. If the City has not collected sufficient funds to fully finance CIP transportation projects 5 years after the issuance of the proposed project’s building permits, the City shall take one of the following actions: (1) reimburse the project applicant for some or all of the funds collected; (2) spend the funds collected on the highest priority improvements, reimbursing the project applicant for any unspent funds; or (3) identify a credible strategy by which the remaining necessary funds needed for all identified improvements can be obtained within a reasonable period of time. If the City exercises the third option, it must obtain all necessary funding within an additional two-year period, after which the City must exercise one of the first two options.</p> <p>Associated with the adoption of the CIP and the increase in OSIP fees, the City of Suisun City shall attempt to enter into reciprocal agreements with the City of Fairfield and Caltrans to collect fees from development projects to fund necessary transportation improvements to facilities under each respective agency’s jurisdiction.</p> <p>Consistent with General Plan Policy 16 in Chapter II, if the adopted CIP has not scheduled the necessary facilities for construction or purchase at the proper time to fulfill this requirement, the project applicant may elect to construct the facility or purchase the equipment ahead of the CIP schedule. A binding commitment for this purpose that is satisfactory to the City shall be executed prior to issuance of permits.</p>	Signing of agreement.	Within 1 year of project approval.	City of Suisun City Community Development Department / City of Fairfield / California Department of Transportation		

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<p>MM TRANS-2a. Prior to the issuance of building permits, the applicant shall provide Caltrans with payments for improvements to the intersection of SR-12 and Sunset Avenue. The improvements shall consist of re-striping the existing eastbound right-turn lane to a through-shared right lane that will become a drop right-turn lane at Lawler Center Drive. The project applicant shall provide the full cost of this improvement. The project applicant, in working with Caltrans, shall make best efforts to have the improvements in place prior to project occupancy.</p>	Receipt of fees.	Prior to the issuance of building permits.	City of Suisun City Community Development Department / California Department of Transportation		
<p>MM TRANS-2b. Prior to the issuance of building permits, the applicant shall provide Caltrans with payments for improvements to the intersection of SR-12 and Emperor Drive. The improvements shall consist of modifying the existing northbound-southbound signal phasing from permitted to split phasing and re-striping the northbound through lane to a left shared-through lane. The project applicant shall provide the full cost of this improvement. The project applicant, in working with Caltrans, shall make best efforts to have the improvements in place prior to project occupancy.</p>	Receipt of fees.	Prior to the issuance of building permits.	City of Suisun City Community Development Department / California Department of Transportation		
<p>MM TRANS-2c. Prior to the issuance of building permits, the applicant shall provide the City of Fairfield with fair-share improvements for improvements to the intersection of Air Base Parkway and Walters Road. The improvements shall consist of the installation of a second northbound free right-turn lane beginning at the Walters Court intersection, passing through the Air Base Parkway/Walters Road intersection, and transitioning back into the eastbound Air Base Parkway 1,500 feet past the intersection. The project applicant shall provide 4 percent of the cost of this improvement, which was calculated on the basis of Caltrans methodology for calculating equitable share.</p>	Receipt of fees.	Prior to the issuance of building permits.	City of Suisun City Community Development Department / City of Fairfield		
<p>MM TRANS-2d. Prior to the issuance of building permits, the applicant shall provide the City of Suisun City with payments for improvements to the intersection of Walters Road and Bella Vista Drive. The improvements shall consist of optimizing the existing signal timing. The project applicant shall provide the full cost of this improvement. The improvement shall be in place prior to project occupancy.</p>	Receipt of fees.	Prior to the issuance of building permits.	City of Suisun City Community Development Department		

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<p>MM TRANS-2e. Prior to the issuance of building permits, the applicant shall provide Caltrans with payments for improvements to the intersection of SR-12 and Walters Road. The improvements shall consist of re-striping the existing northbound approach from one left, one through, and one right-turn lane to two left-turn lanes, one through lane, and one right-turn lane. Split signal phasing shall be provided on the northbound and southbound approaches. The project applicant shall provide the full cost of this improvement. The improvement shall be in place prior to project occupancy.</p>	Receipt of fees.	Prior to the issuance of building permits.	City of Suisun City Community Development Department / California Department of Transportation		
<p>MM TRANS-3a. Prior to the issuance of building permits, the applicant shall provide fair-share payments to Caltrans for queuing improvements to the intersection of SR-12 and Marina Boulevard. The existing westbound left-turn pocket shall be extended to 425 feet. The proposed project’s pro-rata share for this improvement would be 15 percent, based on Caltrans methodology for calculating equitable share.</p>	Receipt of fees.	Prior to the issuance of building permits.	City of Suisun City Community Development Department / California Department of Transportation		
<p>MM TRANS-3b. Prior to the issuance of building permits, the applicant shall provide the City of Fairfield with fees for queuing improvements to the intersection of Air Base Parkway and Walters Road. The improvements shall consist of the extension of the existing westbound left-turn pocket to a minimum of 750 feet and the optimization of signal timing to provide more time for the westbound left-turn movement. The project applicant shall provide the full cost of these improvements. The improvement shall be in place prior to project occupancy.</p>	Receipt of fees.	Prior to the issuance of building permits.	City of Suisun City Community Development Department / City of Fairfield		
<p>MM TRANS-3c. Prior to the issuance of building permits, the applicant shall provide Caltrans with fair-share improvements for queuing improvements to the intersection of SR-12 and Walters Road. The improvements shall consist of (1) the installation of an additional eastbound left turn (for a triple eastbound left) at the intersection, (2) the installation of an additional northbound through lane on Walters Road between SR-12 and Petersen Road, (3) the extension of the existing southbound left-turn pocket to a minimum of 250 feet, and (4) the extension of the existing eastbound left-turn pocket to a minimum of 650 feet. The project applicant shall provide 17 percent of the cost of these</p>	Receipt of fees.	Prior to the issuance of building permits.	City of Suisun City Community Development Department / California Department of Transportation		

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<p>improvements, based on Caltrans methodology for calculating equitable share. The improvement shall be in place prior to project occupancy. Prior to the issuance of building permits, the applicant shall provide Caltrans with fair-share improvements for queuing improvements to the intersection of SR-12 and Walters Road. The improvements shall consist of (1) the installation of an additional eastbound left turn (for a triple eastbound left) at the intersection, (2) the installation of an additional northbound through lane on Walters Road between SR-12 and Petersen Road, (3) the extension of the existing southbound left-turn pocket to a minimum of 250 feet, and (4) the extension of the existing eastbound left-turn pocket to a minimum of 650 feet. The project applicant shall provide 17 percent of the cost of these improvements, based on Caltrans methodology for calculating equitable share. As an alternative to the payment of fees to Caltrans in an amount representing 17 percent of the total costs of improvements (1) through (4) above, the City of Suisun City may direct the applicant to approach Caltrans about constructing a single near-term improvement as a means of mitigating project-level traffic impacts as soon as possible. Under this alternative approach, the applicant would construct or fully fund the construction of a 132.5-foot extension of the existing dual eastbound turn lanes on SR-12 at Walters Road, which is the practical equivalent of the installation of a third eastbound left turn lane identified above as improvement (1). Under this alternative approach, the improvement in question would have to be in place prior to project occupancy. In the event that the cost of this improvement exceeds the applicant’s 17 percent share of the costs of improvements (1) through (4) (as determined by the City in consultation with Caltrans), the applicant shall be entitled to credit against other its other fair-share obligations for improvements on Caltrans facilities as required by other mitigation measures adopted for the project. In the event that the cost of the alternative improvement is less than the applicant’s 17 percent share of the costs of improvements (1) through (4), the applicant shall still be required to pay the remaining funds needed to constitute the full 17 percent fair-share obligation described above.</p>					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>MM TRANS-3d. Prior to the issuance of building permits, the applicant shall provide the City of Suisun City with fees constituting the project’s fair-share of the costs of queuing improvements to the intersection of Bella Vista Drive and Walters Road. The improvements shall consist of extending the existing southbound left-turn pocket 100 feet to a total length of 200 feet. The project applicant shall provide 86 percent of the cost of these improvements, based on Caltrans methodology for calculating equitable share. The project applicant shall be credited by the City of Suisun City for costs outside of its fair share for this improvement. The improvement shall be in place prior to project occupancy. In the event that the project either constructs or provides all of the funds needed to construct the improvements, the project applicant shall be entitled to credit against its other fair-share obligations for improvements under the control of the City of Suisun City as required by other mitigation measures adopted for the project or, in the event that such credit is not a viable option, shall be entitled to reimbursement from OSIP fees collected by the City from future development projects that will benefit from the improvement required by this measure and thus be subject to fair share obligations with respect to the improvement.</p>	Receipt of fees.	Prior to the issuance of building permits.	City of Suisun City Community Development Department		
<p>MM TRANS-8. Prior to the issuance of occupancy permits, the applicant shall install a bus stop suitable for use by FST buses within the project or along the project frontage. The bus stop shall include a shelter, trash receptacles, lighting, and landscaping, and it shall be designed in accordance with FST standards. The project applicant shall also install or fund the installation of a bus stop on the east side of Walters Road to serve FST buses traveling in the northbound direction. The reasonable cost to install the latter bus stop shall be determined by the City of Suisun City in consultant with FST. The City of Suisun City Public Works Department shall review and approve the plans for these bus stops prior to their installation to ensure their safe design. Alternatively, the City and FST may identify alternate means at roughly equivalent cost to facilitate transit usage for customers and employees of the proposed project.</p>	Acceptance of work / Receipt of fees.	Prior to the issuance of occupancy permits.	City of Suisun City Community Development Department / Fairfield Suisun Transit		