

## **Appendix A**

### Mitigation Monitoring Program

### MITIGATION MONITORING PROGRAM CHECKLIST

**Project Name.:** Hellman Solar PV Electrical System Project      **Applicant:** Hellman Properties, LLC  
**Initial Study/MND Approved by:** Shaun Temple      **Date:** July 14, 2025

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non- Compliance
<b>Aesthetics</b>						
<b>Mitigation Measure AES-1: Construction Lighting</b> – Any construction lighting shall be shielded and directed only toward the construction area so as not to impact surrounding areas	CDD	C	During construction	A		4
<b>Mitigation Measure AES-2: Solar Panel Design</b> – The solar panels shall be installed facing south with a fixed tilt angle of 10 degrees. The solar panels shall be constructed of dark-colored materials and shall be covered with an anti-reflective coating. These requirements shall be documented on the final project drawing submitted to the City for approval.	CDD	B/D	Prior to Issuance of Building Permit Prior to Operation	A/C		2/4
<b>Air Quality</b>						
<b>Mitigation Measure AQ-1: Short-Term Construction Emission Reduction Measures</b> – During construction activities, the contractor shall ensure that measures are complied with to reduce short-term (construction) air quality impacts associated with the Project: a) controlling fugitive dust by regular watering or other dust palliative measures (such as covering stock piles with tarps) to meet South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust); b) maintaining equipment engines in proper tune and use Tier-4-rated heavy equipment; c) enforce 5-minute idling limits for both on-road trucks and off-road equipment; and d) sweep streets daily if visible soil material is carried out from construction site.	CDD	C	During construction	A		4

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<b>Biological Resources</b>						
<b>Mitigation Measure BIO-1: Project Construction Timing</b> – Construction activities associated with site preparation, support pile installation, and Solar PV System, Equipment, and Conduit Installation shall occur outside of the bird nesting season, which is generally identified as February 1 through September 15.	CDD	B	Prior to Issuance of Building Permit	A/C		2
<b>Mitigation Measure BIO-2: Grading Limitations</b> – To the extent feasible, the project site shall not be graded. The vegetation on the project site shall be cleared using mowers or weed whackers.	CDD	C	During Construction	A		4
<b>Mitigation Measure BIO-3: Burrowing Owl Survey</b> – A pre-construction (initial take avoidance) burrowing owl survey shall be conducted by a qualified biologist no less than 14 days prior to initiating ground disturbance activities using the recommended methods described in the 2012 Department of Fish and Game Staff Report on Burrowing Owl Mitigation. If the pre-construction survey is positive for owl presence, the project proponent will immediately inform the Wildlife Agencies (CDFW, USFWS) to acquire proper avoidance measures, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If the species is not found, no further action is needed.	CDD	B	Prior to Construction	D		2
<b>Mitigation Measure BIO-4: Southern Tarplant and Coulter's goldfields Preconstruction Surveys</b> – Prior to the initiation of construction activities, a City approved biologist shall conduct preconstruction surveys for southern tarplant and Coulter's goldfields during the appropriate season for each species to determine final mitigation requirements. These surveys shall cover the entire project area as well as a buffer area of 100-feet outside the construction boundaries. If Coulter's goldfields are detected in	CDD	B	Prior to Construction	D		2

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the Project impact area, then the Southern Tarplant Mitigation and Monitoring Plan will be amended to include mitigation for Coulter's goldfields at a 4:1 ratio at a location with suitable habitat for the species.  Any populations of Coulter's goldfields or southern tarplant within the 100 foot buffer zone or within the construction area that can be avoided, shall be demarcated with construction fencing. No vegetation clearing, ground disturbance, or other construction activities shall occur in the fenced areas or within 30 feet of any Coulter's goldfields.						
<b>Mitigation Measure BIO-5: Southern Tarplant Mitigation and Monitoring Plan</b> – Prior to impacts to the southern tarplant in the Project site, a biologist, approved by the City, shall implement the measures contained in the Southern Tarplant Mitigation and Monitoring Plan (see Appendix E), which provides for replacement of the impacted 83 individuals at a ratio of 4:1, for a total of 332 individuals. However, if pre-construction surveys determine that total numbers of impacted individuals has changed, the total number of replacement individuals shall be adjusted accordingly at a 4:1 ratio. The plan identifies a candidate area of the Hellman Property where southern tarplant may be established and preserved in perpetuity. The plan includes provisions for seed collection, planting, performance standards for a five-year monitoring period, and contingency plans if the performance standards are not met.	CDD	B	Prior to Construction	D		2
<b>Cultural Resources</b>						
<b>Mitigation Measure CR-1: Archeological Monitoring and Unanticipated Discovery Treatment Plan</b> – Prior to issuance of a grading permit an Archeological Monitoring and Unanticipated	CDD	B	Prior to Issuance of Building Permit	D		2

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<p>Discovery Treatment Plan shall be submitted to the City Community Development Department for review and approval. The plan shall be prepared by a City approved archaeologist. The qualified archeologist shall coordinate with the Native American monitors during the preparation of the plan. The plan shall outline areas that will be designated Environmentally Sensitive Areas, if needed. Significant or unevaluated archaeological resources that are being avoided and are within 50 feet of the construction zone shall be designated as Environmentally Sensitive Areas. The resources shall be delineated with exclusion markers to ensure avoidance.</p> <p>The plans shall specify the monitoring procedures, the field and laboratory methods that would be used for treatment of unanticipated discoveries, and the requirements for Native American participation in the monitoring and treatment activities. Procedures outlined shall include stop-work and protective measures, notification protocols, procedures for significance assessments, and appropriate treatment measures. The plan shall state avoidance or preservation in place is the preferred manner of mitigating impacts to historical resources, unique archaeological resources, and contributors to the significance of the tribal cultural landscape but shall provide procedures to follow should avoidance be infeasible in light of factors such as the nature of the find, project design, costs, and other considerations.</p> <p>The plan shall outline the protocols and procedures to be followed if human remains and associated funerary objects or grave goods are uncovered.</p>						
<b>Mitigation Measure CR-2: Archaeological Monitoring</b> – An archaeologist, approved by the City of Seal Beach, shall be present at the site during all ground disturbance activities.	CDD	B/C	Prior to Issuance of Building Permit During Construction	D/A		4

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<b>Hydrology and Water Quality</b>						
<b>Mitigation Measure HYD-1: Interim Soil Stabilization Plan</b> - Prior to issuance of a Notice to Proceed by the City of Seal Beach (City), an Interim Soil Stabilization Plan shall be developed to the satisfaction of the City, detailing measures that will be taken to prevent soil erosion subsequent to construction and pending revegetation of the site. Examples of soil stabilization measures include construction of temporary desilting basins, use of natural and/or synthetic soil binders (i.e., tackifiers and soil stabilizers), straw wattle installation at regular intervals within solar arrays and around construction area perimeters, and revegetation with site-appropriate native plants. Site monitoring shall be completed every six months and after rainfall events of 1.0 inch or greater to ensure that soil stabilization methods are continuing to be effective. In the event that erosion is observed during monitoring, corrective actions shall be taken immediately to prevent additional erosion. The Interim Soil Stabilization Plan shall be implemented under the supervision of the City.	BO	B/E	Prior to Issuance of Building Permit Post Construction	D/A		2/4
<b>Mitigation Measure HYD-2: Design of Solar Table Risers</b> – The solar table risers shall be designed so they can be increase in height by adding additional riser sections in the event that the PV solar facility becomes subject to flooding due to sea level rise. The design elements for adding additional riser sections shall be shown on the facility design drawing submitted to the City for approval.	BO	B/D	Prior to Issuance of Building Permit	D/A		2/4
<b>Noise</b>						
<b>Mitigation Measure N-1</b> – Construction, grading, and haul truck deliveries shall not take place between the hours of 6:00 p.m. and 7:00 a.m. on weekdays, 6:00 p.m. and 8:00 a.m. on Saturday, or at	BO	C	During Construction	A		4

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any time on Sunday or a national holiday.						
<b>Tribal Cultural Resources</b>						
<b>Mitigation Measure TCR-1: Native American Monitoring</b> – The project Applicant shall retain a Native American Monitor that shall be approved by the City of Seal Beach. The monitor shall be retained prior to the commencement of any ground-disturbing activity associated with the project. Ground-disturbing activity shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. A copy of the monitoring agreement between the Applicant and the Native American monitor shall be submitted to the City as of the approval process. The Native American monitor may complete daily monitoring logs that provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, any cultural-related materials found, and any other facts, conditions, materials, or discoveries of significance. Monitor logs shall identify and describe any discovered tribal cultural resources (TCRs), including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs shall be provided to the project Applicant/City upon written request to the Native American monitor.	CDD	B/C	Prior to Issuance of Building Permit  During Ground Disturbance Activities	A/D		2

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<b>Mitigation Measure TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)</b> – Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Native American Monitor and archeologist. The Native American Monitor shall recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.	CDD	C	During Ground Disturbance Activities	A/D		4
<b>Mitigation Measure TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects</b> – Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.	CDD	C	During Ground Disturbance Activities	A/D		4



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<b>Utilities/Service Systems</b>						
<b>Mitigation Measure USS-1: Buffer to City Waterlines</b> – The Applicant shall maintain a minimum of 30 feet from City waterlines for all project components. The final project drawings shall show the distance from the SV Solar Project to the 12-inch City waterline that is in the Los Alamitos Retention Basin service road.	BO	B	Prior to Issuance of Building Permit	C		2

#### Key to Checklist Abbreviations

Responsible Person	Monitoring Frequency	Method of Verification	Sanctions
CDD - Community Development Director or designee	A - With Each New Development	A - On-site Inspection	1 - Withhold Recordation of Final Map
PD - Planning Director or designee	B - Prior To Construction	B - Other Agency Permit / Approval	2 - Withhold Grading or Building Permit
CE - City Engineer or designee	C - Throughout Construction	C - Plan Check	3 - Withhold Certificate of Occupancy
BO - Building Official or designee	D - On Completion	D - Separate Submittal (Reports/Studies/ Plans)	4 - Stop Work Order
PO - Police Captain or designee	E - Operating		5 - Retain Deposit or Bonds
FC - Fire Chief or designee			6 - Revoke CUP
			7 - Citation