

EXHIBIT C

MITIGATION MONITORING PLAN

PLACERVILLE REDEVELOPMENT PLAN

INTRODUCTION

The California Environmental Quality Act (CEQA) requires review of any project that could have significant adverse effects on the environment. In 1988, CEQA was amended to require reporting on and monitoring of mitigation measures adopted as part of the environmental review process. This Mitigation Monitoring Plan (MMP) is designed to aid the Redevelopment Agency of the City of Placerville (Agency) in their implementation and monitoring of measures adopted from the Placerville Redevelopment Plan (proposed project or Redevelopment Plan) Draft Environmental Impact Report (Draft EIR) for redevelopment-engendered projects.

MITIGATION MEASURES

The mitigation measures are taken from the Redevelopment Plan's Draft EIR and are assigned the same number as in the Draft EIR. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions.

MMP COMPONENTS

The components of each monitoring form are addressed briefly, below.

Impact

This column summarizes the significant impact stated in the Draft EIR.

Mitigation Measure

All mitigation measures that were identified in the Redevelopment Plan's Draft EIR are presented, and numbered accordingly.

Action

For every mitigation measure, one or more actions are described. These are the center of the MMP, as they delineate the means by which EIR measures will be implemented, and, in some instances, the criteria for determining whether a measure has been successfully implemented. Where mitigation measures are particularly detailed, the action may refer back to the measure.

Implementing Party

This item identifies the entity that will undertake the required action.

Timing

Each action must take place prior to the time at which a threshold could be exceeded. Implementation of the action must occur prior to or during some part of approval, project design, construction, or on an ongoing basis. The timing for each measure is identified.

Monitoring Party

The City of Placerville, as a Responsible Agency under CEQA, is responsible for ensuring that most mitigation measures are successfully implemented for development projects within the Project Area as they go through individual entitlement processes.

Impact	Mitigation Measure	Action	Implementing Party	Timing	Monitoring Party
Draft EIR Section 6.2 Biological Resources					
Impact 6.2-2 Redevelopment activities and redevelopment-engendered development could result in a potential loss of special status species	Mitigation Measure 6.2-2a Prior to approval of a redevelopment project involving new development within 100 feet of a creek or on vacant land with mature trees and/or wetlands, a qualified biologist shall be retained by the project proponent to prepare a site-specific biological survey to determine the potential presence of wetlands, special status species, and/or suitable habitat for special status species. The project proponent shall conduct focused plant surveys according to the requirements in the CNPS Botanical Survey Guidelines for rare plant surveys, to determine the presence or absence of sensitive plant species. The surveys should be conducted during the flowering season of the sensitive plant species, by a qualified botanist with experience and knowledge of the flora of the region. A report of the findings should be submitted to the appropriate agencies within two months of completion of the surveys and will include: a comprehensive species list, a description of habitat characteristics, copies of the survey forms and any notes taken during the survey, date of the survey, and the names of the surveyors. Mitigation Measure 6.2-2b No physical alteration of a development site or issuance of building permits shall occur within potentially biologically sensitive areas until evidence is submitted for review and approval by the City that either no listed plants are present, or areas containing habitat for listed species have been avoided, or if avoidance is not possible, that all required consultations with the USFWS and/or CDFG have occurred pursuant to the FESA and CESA, and evidence is provided of any necessary permits, approvals, or agreements from USACE and CDFG for removal of any wetland or riparian habitat and/or	Project proponent shall retain qualified biologist to complete surveys and report findings to agencies and City within two months of completion. Project proponent shall provide Community Development Director with evidence of no adverse effect and all necessary permits.	Project proponent	During entitlement process and prior to issuing grading permits.	Community Development Director shall ensure report findings are incorporated into environmental reviews during the entitlement process. Community Development Director and Public Works director shall ensure all necessary permits are in place prior to grading permits.

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	associated drainages. If avoidance is not possible, a no jeopardy opinion will be required by the USFWS for federally listed species that could be affected. A no jeopardy opinion will not be issued unless USFWS agrees that adequate mitigation of the affected species has been provided. If state-listed species could be affected, a written agreement (such as a 2081 agreement) with CDFG would need to be obtained that specifies that adequate mitigation has been provided. Future proposed development engendered by redevelopment shall be consistent with the provisions of any required consultations and associated permits or agreements.				
Impact 6.2-3 Redevelopment activities and redevelopment-engendered development could result in a potential loss of special status raptor, migratory, or other bird species	Mitigation Measure 6.2-3a No physical alteration of a development site or issuance of building permits shall occur within existing woodlands or riparian areas until a breeding season survey is conducted by a qualified biologist during spring or early summer (from February 1 through August 31, before development activity takes place) near annual grasslands, large trees, and riparian areas. The survey shall be conducted no more than 30 days prior to the start of work activities and shall cover all affected areas – including a 250-foot buffer area around the active project area, staging areas, and access road improvement areas where substantial ground disturbance or vegetation clearing is required. If no active nest of a bird of prey or MBTA bird is found, then no further action is necessary. If construction begins outside the February 1 to August 31 breeding season, there will be no need to conduct a preconstruction survey for active nests. If a nest becomes active after construction has started, then the bird is considered adapted to construction disturbance. An active nest is one with eggs or	Project proponent shall retain qualified biologist to complete pre-construction surveys and report findings to CDFG and City within one week of completion. Where indicated, project proponent shall retain qualified biologist to monitor the site and determine construction limits. Construction requirements shall be incorporated into construction contracts.	Project proponent	Prior to issuing grading and building permits.	The Community Development Director and Building Official shall ensure all necessary protocols and buffer areas are in place prior to grading permits.

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	<p>unfledged young</p> <p>Mitigation Measure 6.2-3b</p> <p>If surveys detect an active nest of a bird of prey or MBTA bird on the project site, then the biologist shall determine the size of an Environmentally Sensitive Area around the nest. The Environmentally Sensitive Area size shall be subject to City approval. The size of suitable nest buffers depends on the species of bird, the location of the nest relative to the project, project activities during the time the nest is active, and other situation specific conditions.</p> <p>Construction activities shall be prohibited within this buffer zone until the end of the nesting season (mid August), or until the young have fledged. A qualified wildlife biologist shall monitor the nest to determine when the young have fledged and submit weekly reports to the CDFG and the City throughout the nesting season. If the qualified biologist determines that a disturbance is occurring, construction shall be halted, and the CDFG shall be contacted to determine the need for additional protection measures.</p> <p>Mitigation Measure 6.2-3c</p> <p>Identified nesting trees approved for removal may only be removed prior to the onset of the nesting season (March 1) or after young have fledged (mid August).</p>				
<p>Impact 6.2-4</p> <p>Redevelopment activities and redevelopment-engendered development have the potential to affect roosting or breeding special-status bats in</p>	<p>Mitigation Measure 6.2-4a</p> <p>Concurrent with breeding bird surveys (Mitigation Measure 6.2-3a), a qualified biologist shall conduct preconstruction surveys for special-status bats within suitable open structures and large trees (e.g., > 24 inch diameter at breast height (DBH)) on the site. If special status bat species are identified on-site, the biologist shall evaluate whether breeding adults or juveniles are present. If present, a suitably sized buffer (e.g., 100 to 150 feet) shall be placed around</p>	<p>Project proponent shall retain qualified biologist to complete pre-construction surveys and monitor construction activities.</p> <p>Construction requirements shall be incorporated into</p>	<p>Project proponent</p>	<p>Prior to and during construction.</p>	<p>The Community Development Director and Building Official shall ensure all necessary protocols and buffer areas are in place prior to and during</p>

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the Project Area	<p>the roost if it appears that grading, tree removal or other project activities may cause abandonment. If it appears that demolition activities may cause nest abandonment, demolition activities must cease until juvenile bats are self-sufficient and would not be directly impacted by project activities.</p> <p>Mitigation Measure 6.2-4b</p> <p>If special-status bats (i.e., pallid bat, silver-haired bat, Townsend's Pacific big-eared bat) are found on-site, and the roost would be destroyed during development, an artificial roost shall be provided for the bats. The roost shall be constructed and placed on-site prior to removal of the original roost. The project sponsor shall prepare a mitigation plan specifying the construction details and siting of the structure. The plan shall be approved by the City and CDFG prior to removal of the existing roost. The project sponsor shall provide a secure source of funding for the monitoring of the artificial roost for a period of at least 5 years. The site on which the artificial roost is located shall be placed in a conservation easement. A report documenting the implementation of the plan shall be provided to the City within one month of completion of the artificial roost. The plan shall be completed and implemented prior to the issuance of the grading permit.</p>	construction contracts.			construction.
<p>Impact 6.2-5</p> <p>Potential jurisdictional seasonal wetlands, non-wetland waters, and waters of the US and State could be adversely affected by grading, construction, and improvements in connection with</p>	<p>Mitigation Measure 6.2-5a</p> <p>Wetland Delineation: On parcels containing potential wetlands, a USACE-verified wetland delineation and jurisdictional determination of the parcel shall be completed before any earthmoving or grading activities within or adjacent to potential jurisdictional wetlands and drainages. If the USACE determines that areas on the project site are jurisdictional, all work proposed in these areas shall be authorized by permits from the USACE. All applicable permits from the CDFG and RWQCB will also be obtained before</p>	<p>Project proponent shall retain qualified engineer to complete delineation survey.</p> <p>Project proponent shall provide Community Development Director with evidence of no adverse effect and all necessary permits.</p>	Project proponent	During entitlement process and prior to issuing grading permits.	Community Development Director shall ensure report findings are incorporated into environmental reviews during the entitlement process.

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future redevelopment projects	<p>construction in areas under the jurisdiction of these agencies, and provided to the City prior to the initiation of ground disturbing activities or other construction activities. The permitting agencies would need to be contacted by the owner in the event of any significant deviation from permitting conditions. If the USACE determines that the seasonal wetlands on a development site are protected by Section 404 of the CWA, the project would qualify as a permitted project under the Programmatic Biological Opinion (PBO; USFWS, 2007). The USACE will then enter into consultation with USFWS in order to appropriately address the federally listed species in the USACE wetland permit. This action would effectively append the project to the PBO.</p> <p>Mitigation Measure 6.2-5b</p> <p>If construction activities occur within any creek channel, ditches with a defined bed and bank, or within the riparian woodland drip line, the project sponsor shall obtain a SAA from the CDFG. The project sponsor shall provide proof to the City of compliance with the terms and conditions of the permits prior to issuance of the grading permit and prior to any construction in jurisdictional waters.</p> <p>Mitigation Measure 6.2-5c</p> <p>Wetland Avoidance and Minimization: To the extent feasible, the final project design will avoid and minimize effects to wetlands and other waters. Areas that are avoided will be protected from construction activities through implementation of Best Management Practices (BMPs).</p>				Community Development Director and Public Works director shall ensure all necessary permits are in place prior to grading permits.
Impact 6.2-6 Redevelopment activities and redevelopment-engendered development could	<p>Implementation of the following three-part mitigation measure would reduce the impact to pond turtles and frogs to a less-than-significant level.</p> <p>Mitigation Measure 6.2-6a</p> <p>In conjunction with Mitigation Measure 6.2-2a, above, surveys to determine the habitat suitability for or the</p>	Developer shall retain qualified biologist to complete pre-construction surveys and monitor construction activities.	Developer	Prior to and during construction	The Community Development Director and Building Official shall ensure all necessary

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result in the loss of aquatic and terrestrial habitat for special status amphibians and reptiles, and may result in direct impacts to these species through injury or mortality	<p>presence of NWPTs shall be conducted to identify basking sites and potential nesting areas and shall be conducted during the spring or summer when the turtles and frogs are active and observable.</p> <p>Mitigation Measure 6.2-6b</p> <p>Where special status turtles and frogs are found, preconstruction surveys shall be conducted at least 48 hours prior to work in turtle and frog habitat. Any frogs or turtles observed during the preconstruction survey shall be relocated to at least 300 feet up or down stream of the work area. A qualified biologist will be present during grubbing and clearing activities in the riparian and aquatic habitat of a project site. If aquatic amphibians and reptiles are observed in the construction area, construction will cease until a qualified biologist determines that aquatic amphibians and reptiles are not in the construction zone.</p> <p>Mitigation Measure 6.2-6c</p> <p>Where special status turtles and frogs are found, temporary construction barrier fencing (including sedimentation fencing in some cases) will be installed along the creek(s) within a project site. The fencing shall be removed once the construction is completed or by October 15 of the construction year, whichever comes first.</p> <p>Mitigation Measure 6.2-6d</p> <p>Environmental awareness training will be conducted prior to onset of project work for construction personnel to brief them on how to recognize aquatic amphibians including CRLF, FYLF, and NWPT.</p> <p>Mitigation Measure 6.2-6e</p> <p>If CRLF is encountered in the work area, construction should stop and the USFWS contacted for guidance.</p> <p>Mitigation Measure 6.2-6f</p> <p>The City shall implement BMPs to protect water quality and control erosion. A spill prevention and</p>	Construction requirements shall be incorporated into construction contracts.			protocols and buffer areas are in place prior to and during construction.

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	clean-up plan shall be prepared.				
DRAFT EIR Section 6.3 Climate Change					
Impact 6.3-1 Redevelopment-engendered development and infrastructure construction activities would generate greenhouse gas emissions that could contribute to global climate change	Mitigation Measure 6.3-1 All redevelopment construction activities shall implement best management practices (BMPs) for construction applicable at the time of project approval as required by the EDCAQMD for air quality emissions. Additional practices shall include, but are not limited to: a) Alternative-fueled (e.g., biodiesel, electric) construction vehicles/equipment b) Local building materials c) Recycle construction waste and demolition materials	Construction activities shall implement best management practices for construction applicable at the time of project approval as required by the EDCAQMD for air quality emissions.	Developer Redevelopment Agency City	Entitlement Process and during construction	EDCAQMD and Community Development Department shall verify compliance during construction
DRAFT EIR Section 6.4 Cultural Resources					
Impact 6.4-1 Redevelopment projects and redevelopment-engendered development could cause a substantial adverse change in the significance of an archaeological resource, including human remains	Mitigation Measure 6.4-1a The North Central Information Center (NCIC), Native American Heritage Commission (NAHC), and the United Auburn Indian Community of the Auburn Rancheria (UAIC) shall be consulted to determine if a proposed project would require archaeological study and/or testing be conducted as part of the site-specific environmental review. Recommended study and/or testing shall be completed prior to completion of environmental review. Mitigation Measure 6.4-1b Foremen and key members of major excavation, trenching, and grading for sites preparation shall be instructed to be wary of the possibility of destruction of buried cultural resource materials. They shall be instructed to recognize signs of prehistoric use and	The developer shall provide the Agency with a copy of the NCIC report for the project site. The developer shall provide the City Community Development Department with a copy of contract requirements that include the conditions for the contractor for the project. Include mitigation measures as conditions	Developer Redevelopment Agency City	Prior to the start of demolition and/or grading permits	The Agency, City Project Coordinator, or Community Development Department shall include a copy of the NCIC report and construction conditions in the project file. The Community Development Department shall verify

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	<p>their responsibility to report any such finds (or suspected finds) immediately, as specified by measure 6.4-1c below, so damage to such resources may be prevented.</p> <p>Mitigation Measure 6.4-1c</p> <p>Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, all work within 20 meters of the find shall be suspended and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues. Such measures could include (but would not be limited to) researching and identifying the history of the resource(s), mapping the locations, and photographing the resource. In addition, pursuant to Section 5097.98 of the PRC, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of any human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, the UAIC will be consulted and the guidelines of the Native American Heritage Commission (NAHC) shall be adhered to in the treatment and disposition of the remains.</p>	in construction contract documents			compliance during construction.
Impact 6.4-2 Redevelopment projects and redevelopment-engendered development could cause a substantial adverse change in	Mitigation Measure 6.4-2 If paleontological resources, such as fossilized bone, teeth, shell, tracks, trails, casts, molds, or impressions are discovered during ground-disturbing activities, work will stop in that area and within 25 feet of the find until a qualified paleontologist can assess the significance of the find, and if necessary, develop and implement appropriate treatment measures in	The developer shall provide the City Community Development Department with a copy of contract requirements that include the conditions	Developer Redevelopment Agency City	Entitlement process and before demolition and /or construction	The Agency, City Project Coordinator, or Community Development Department shall include a copy of the

Impact	Mitigation Measure	Action	Implementing Party	Timing	Monitoring Party
the significance of a paleontological resource	consultation with the City.	for the contractor for the project. Developer shall retain qualified paleontologist to evaluate any unanticipated discoveries and conduct consultations. Include mitigation measures as conditions in construction contract documents.			construction conditions in the project file. Community Development Department shall verify compliance during construction
Impact 6.4-3 Redevelopment projects and redevelopment-engendered development could result in the potential alteration, removal, or destruction of historic resources	<p>Mitigation Measure 6.4-3a As part of any OPA, DDA, or other Agency action or project that would affect any structure or feature over 45 years old that has not been evaluated, the buildings shall first be evaluated for eligibility for listing in the CRHR. The determination of eligibility shall be made by an expert who, at a minimum, meets the Secretary of the Interior's Professional Qualification Standards for Architectural History. This evaluation shall occur through the preparation of DPR 523 forms for each building and standard CEQA evaluation, and shall include consultation with the El Dorado County Historical Society.</p> <p>Mitigation Measure 6.4-3b For properties determined to be eligible for listing in the CRHR, the Secretary's Standards shall be applied to insure that treatments will maintain the authenticity and integrity of character-defining historical features. No character-defining features of an eligible structure shall be demolished.</p> <p>Mitigation Measure 6.4-3c If demolition of some features cannot be avoided,</p>	<p>Agency or Developer shall conduct evaluation prior to project-specific approval and a DPR 523 A form submitted to the State Office of Historic Preservation (SHPO).</p> <p>Where warranted, the <i>Secretary's Standards</i> shall be used for rehabilitation and reuse design.</p> <p>Where warranted, HABS/HAER recordation shall be completed and filed with the City and SHPO.</p>	Developer Redevelopment Agency City	Assessment and design shall occur prior to project approval. The HABS/HAER, where warranted, shall be completed prior to demolition of any features.	The Community Development Department shall verify compliance during construction. The Agency, City Project Coordinator, or Community Development Department shall include a copy of assessment or the HABS/HAER in the project file.

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	<p>where those features do not remove the building from eligibility for the CRHR, then the feature(s) shall be recorded to Historic American Building Survey/Historic American Engineering Record (HABS/HAER) standards prior to their removal. Copies of the HABS/HAER documentation shall be filed with the OHP. HABS/HAER recordation typically includes the following:</p> <ol style="list-style-type: none"> The development of site-specific history and appropriate contextual information regarding the particular resource. In addition to archival research and comparative studies, this task could involve limited oral history collection. Accurate mapping of the resources, scaled to indicate size and proportion of the structures. Photo documentation of the designated resources, both in still and video formats. Recordation by measured architectural drawings, in the case of specifically designed structures of high architectural merit; "as-built" plans of existing structures/foundation ruins will involve field measurements, office scaled plan layout, and plot out of final plan. 				
DRAFT EIR Section 6.5 Hazards and Hazardous Materials					
Impact 6.5-1 Redevelopment-engendered development and infrastructure construction could disturb unidentified contaminated soil and structures	Mitigation Measure 6.5-1a A thorough examination of past property uses shall be required for redevelopment projects involving demolition or reuse of properties constructed before 1978, or construction on vacant land, prior to demolition or construction. This examination shall conform to the Phase I Environmental Site Assessment (ESA) process established by the American Society for Testing and Materials (ASTM), and shall include site reconnaissance, a review of	Developer shall retain qualified environmental engineer to complete Phase I ESA, and shall follow recommendations, including any necessary soil or groundwater testing to characterize site, and	Developer Redevelopment Agency	Before demolition and/or construction	Community Development Department shall verify compliance during construction.

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	<p>regulatory databases, interviews with persons knowledgeable of the property, and a review of past property uses using appropriate historical sources. A Phase II ESA shall be conducted if deemed necessary based on the Phase I ESA results.</p> <p>Mitigation Measure 6.5-1b</p> <p>If discolored soil, vapors, or contaminated groundwater are encountered during construction activities, all work shall cease until a qualified environmental professional assesses the situation and appropriate action is taken to ensure the safety of the workers and the public.</p> <p>Mitigation Measure 6.5-1c</p> <p>The Agency shall require in construction contract documents that a hazardous materials removal team be on-call and available for immediate response during site preparation, excavation, and other construction activities. Hazardous material removal activities must be contracted to a qualified hazardous materials removal contractor.</p> <p>Construction contract documents shall require the hazardous material removal contractor or subcontractor to comply with the following:</p> <ol style="list-style-type: none"> (1) Prepare a hazardous material discovery and response contingency plan for review by the El Dorado County Fire District (EDCFD). The EDCFD will act as the first responder to a condition of extreme emergency (i.e., fire, emergency medical assistance, etc). (2) In the event that a condition or suspected condition of soil and/or groundwater contamination are discovered during construction, work shall cease or be restricted to an unaffected area of the site – as the situation warrants – and the City of Placerville (City) shall be immediately 	any required remediation to the satisfaction of the City.			

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	<p>notified. Upon notification, the City shall notify the EMD Hazardous Materials Division, of the contamination condition, and the hazardous material removal contractor shall prepare a site remediation plan and a site safety plan, the latter of which is required by OSHA for the protection of construction workers. Similarly, the hazardous material removal contractor shall follow and implement all directives of the EMD and any other jurisdictional authorities that might become involved in the remediation process.</p> <p>(3) Preparation of any remediation plan shall include in its focus measures to be taken to protect the public from exposure to potential site hazards and shall include a certification that the remediation measures would clean up the contaminants, dispose of the wastes properly, and protect public health in accordance with federal, state, and local requirements.</p> <p>(4) Obtain closure and/or No Further Action letters from the appropriate agency(ies).</p> <p>(5) Construction contract documents shall include provisions for the proper handling and disposal of contaminated soil and/or dewatering water (including groundwater and contaminated rainwater) in accordance with federal, state, and local requirements.</p>				
Impact 6.5-2 Redevelopment could result in the rehabilitation or demolition of buildings likely to contain asbestos, lead-based paint, or other hazardous substances	Mitigation Measure 6.5-2a Prior to any Agency rehabilitation or demolition activities, the Agency shall conduct an interior survey to evaluate the presence of ACM, lead based paint, PCB-containing electrical and hydraulic fluids, and/or CFCs, as well as any other potential environmental concerns (i.e., aboveground/underground fuel tanks, elevator shafts/hydraulic lifts, floor drains/sumps, chemical storage/disposal) which may be present within structures on a project site.	Developer or Agency shall retain a qualified assessor to conduct an interior survey and abate any identified contamination Developer shall provide Agency and City with proof of abatement.	Developer Redevelopment Agency	Before demolition and/or rehabilitation	Community Development Department shall verify compliance during demolition or rehabilitation.

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	Mitigation Measure 6.5-2b A project applicant for a project subject to an Owner Participation Agreement (OPA) or Disposition and Development Agreement (DDA) shall provide written documentation to the Agency that ACM and lead-based paint has been abated and any remaining hazardous substances and/or waste have been removed in compliance with applicable state and local laws and regulations.				
Impact 6.7-1 Redevelopment - engendered development and infrastructure projects could result in construction noise at sensitive receptors	Mitigation Measure 6.7-1 The Redevelopment Agency shall ensure construction contracts require that all construction activities shall be limited to between 7:00 am and 7:00 pm on weekdays, and 8:00 am to 7:00 pm on Saturday.	The Agency shall include mitigation measure as condition in construction contract documents.	Developer Redevelopment Agency City	Contracting	The Agency, City Project Coordinator, or Community Development Department shall include a copy of the construction conditions in the project file. Community Development Department shall verify compliance during construction

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