

## FINAL MITIGATION MONITORING AND REPORTING PROGRAM

### 4.0

This document is the Final Mitigation Monitoring and Reporting Program (FMMRP) for the Tra Vigne Development Project (Project). This FMMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” A FMMRP is required for the proposed Project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

The numbering of the individual mitigation measures follows the numbering sequence as found in the Draft EIR, some of which were revised after the Draft EIR were prepared. These revisions are shown in Chapter 3.0 of the Final EIR. All revisions to mitigation measures that were necessary as a result of responding to public comments and incorporating staff-initiated revisions have been incorporated into this FMMRP.

### 4.1 MITIGATION MONITORING AND REPORTING PROGRAM

The FMMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this Final EIR.

The City of Stockton will be the primary agency responsible for implementing the mitigation measures and will continue to monitor mitigation measures that are required to be implemented during the operation of the Project.

The FMMRP is presented in tabular form on the following pages. The components of the FMMRP are described briefly below:

- **Mitigation Measures:** The mitigation measures are taken from the Draft EIR in the same order that they appear in that document.
- **Mitigation Timing:** Identifies at which stage of the Project mitigation must be completed.
- **Monitoring Responsibility:** Identifies the agency that is responsible for mitigation monitoring.
- **Compliance Verification:** This is a space that is available for the monitor to date and initial when the monitoring or mitigation implementation took place.

## 4.0

## FINAL MITIGATION MONITORING AND REPORTING PROGRAM

**TABLE 4.0-1: MITIGATION MONITORING AND REPORTING PROGRAM**

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
AESTHETICS AND VISUAL RESOURCES				
Impact 3.1-3: Project implementation may result in light and glare impacts.	<b>Mitigation Measure 3.1-1:</b> A lighting plan for all parcels shall be prepared prior to the approval of the Improvement Plans for each individual phase of development. The lighting plan shall demonstrate that the lighting systems and other exterior lighting throughout the residential, commercial, and open space portions of the Project site have been designed to minimize light spillage onto adjacent properties to the greatest extent feasible. The lighting plan shall be submitted to the City of Stockton Community Development Department for review and approval.	City of Stockton Community Development Department	Prior to the approval of the Site Plan review for each phase	
AGRICULTURAL RESOURCES				
Impact 3.2-1: The proposed Project would result in the conversion of Farmlands, including Prime Farmland and Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses.	<b>Mitigation Measure 3.2-1:</b> Prior to the conversion of Important Farmland on the Project site, the Project applicant shall participate in the SJMSCP agricultural mitigation fee program by paying the established fees on a per-acre basis for the loss of Important Farmland.	City of Stockton Community Development Department San Joaquin Council of Governments	Prior to the conversion of Important Farmland on the Project site	
AIR QUALITY				
Impact 3.3-2: Project operation would cause a violation of an air quality standard or contribute substantially to an existing or projected air quality violation.	<p><b>Mitigation Measure 3.3-1:</b> Prior to final approval of improvement plans, the Project proponent shall submit an Air Impact Assessment (AIA) application to the San Joaquin Valley Air Pollution Control District for District Rule 9510 Indirect Source Review (ISR) to obtain AIA approval from the District for the phase or Project component that is to be constructed. Prior to the issuance of a building permit of each individual phase or Project component, the Project proponent shall incorporate mitigation measures into the proposed Project and demonstrate compliance with District Rule 9510 including payment of all fees.</p> <p><b>Mitigation Measure 3.3-2:</b> Prior to the approval of improvement plans, the Project proponent shall incorporate the following features into the applicable Project plans (e.g. site, engineering, landscaping, etc.):</p>	<p>San Joaquin Valley Air Pollution Control District</p> <p>City of Stockton Community Development Department</p>	<p>Prior to final approval of improvement plans</p> <p>Prior to the approval of improvement plans</p>	

## FINAL MITIGATION MONITORING AND REPORTING PROGRAM

4.0

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	<ul style="list-style-type: none"> <li>• Bus turnouts and transit improvements where requested by the San Joaquin RTD.</li> <li>• Continuous public sidewalks and/or multi-use trails adjacent to all proposed public streets.</li> <li>• Pavement and striping for bike lanes/paths.</li> <li>• Street lighting along internal roadways and/or bike lanes/paths, sidewalks.</li> <li>• Pedestrian signalization, signage and safety designs at signalized intersections.</li> <li>• Shade trees to shade sidewalks in street-side landscaping areas.</li> <li>• Shade trees to front yard.</li> </ul> <p><b>Mitigation Measure 3.3-3:</b> Prior to the approval of improvement plans, the Project proponent shall prepare and implement a transportation demand management (TDM) plan for the non-residential portions of the Project that includes, but is not limited to, the following measures subject to the review and approval of the City of Stockton:</p> <ul style="list-style-type: none"> <li>• Provide secure bicycle parking in conjunction with the non-residential portion of the Project.</li> <li>• Provide on-site amenities that encourage alternative transportation modes such as locker, shower, and secure bike storage facilities.</li> <li>• Coordinate SJCOG's Commute Connection Program.</li> </ul> <p><b>Mitigation Measure 3.3-4:</b> Prior to the approval of building plans, the Project proponent shall prepare and implement the following additional mitigation measures, as feasible:</p> <ul style="list-style-type: none"> <li>• Require the utilization of Energy Star-compliant roof materials on Project buildings.</li> <li>• Require Project residences to be designed to take advantage of sun and to maximize shade.</li> <li>• Require developers to offer buyers optional packages that incorporate passive solar design and solar heaters.</li> <li>• Prescribe limits for idling time for commercial vehicles that are consistent with CARB standards, including delivery and construction vehicles.</li> <li>• Require developers to install energy-efficient appliances and equipment, where applicable.</li> <li>• Require developers to install water-efficient appliances, toilets, faucets,</li> </ul>	<p>City of Stockton Community Development Department</p> <p>City of Stockton Community Development Department</p>	<p>Prior to the approval of improvement plans</p> <p>Prior to the approval of building plans</p>	

## 4.0

## FINAL MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p>and shower heads, where applicable.</p> <ul style="list-style-type: none"> <li>Require developers to offer buyers optional packages that incorporate photovoltaic roofing tiles.</li> </ul> <p><b>Mitigation Measure 3.3-5:</b> Prior to and during Project construction activities, the Project proponent shall provide prospective buyers of any of the single-family residential units the option to pre-install rooftop solar.</p> <p><b>Mitigation Measure 3.3-6:</b> Prior to Project operation, the Project proponent shall install the requisite on-site electrical infrastructure necessary to allow for hook-ups for electric plug-in vehicles.</p>	<p>City of Stockton Community Development Department</p> <p>City of Stockton Community Development Department</p>	<p>Prior to and during construction activities</p> <p>Prior to Project operation</p>	
Impact 3.3-3: Project construction has the potential to cause a violation of an air quality standard or contribute substantially to an existing or projected air quality violation.	<b>Mitigation Measure 3.3-7:</b> The Project proponent shall ensure that the Project complies with all applicable SJVAPCD rules and regulations.	City of Stockton Community Development Department	Prior to and during construction activities	
BIOLOGICAL RESOURCES				
Impact 3.4-2: The proposed Project has the potential to have direct or indirect effects on special-status reptile and amphibian species.	<b>Mitigation Measure 3.4-1:</b> Prior to commencement of any grading activities, the Project proponent shall seek coverage under the SJMSCP to mitigate for habitat impacts to covered special status species. Coverage involves compensation for habitat impacts on covered species through payment of development fees for conversion of open space lands that may provide habitat for covered special status species. These fees are used to preserve and/or create habitat in preserves to be managed in perpetuity. In addition, coverage includes incidental take avoidance and minimization measures for species that could be affected as a result of the proposed Project.	<p>City of Stockton Community Development Department</p> <p>San Joaquin Council of Governments</p>	Prior to commencement of any grading activities	
Impact 3.4-3: The proposed Project has the potential to have direct or indirect effects on special-status bird species.	<b>Mitigation Measure 3.4-2:</b> If construction activities occur during the avian breeding season (March 1 – August 31) then the Project proponent shall conduct pre-construction surveys to prevent impacts to nesting birds. No more than 15 days prior to the start of construction a bird survey shall be conducted by a qualified biologist to identify any active nests within the Project site. If construction stops for a period of 15 days or more during the avian breeding season then an additional bird survey shall be conducted. The biologist will conduct a survey on the Project site for all special-status birds protected by the Federal and State ESA, MBTA and CFGC, including but not limited to those that are documented within a ten-mile radius of the Project	<p>City of Stockton Community Development Department</p> <p>California Department of Fish and Wildlife</p>	If construction activities occur during the avian breeding season (March 1 – August 31)	

## FINAL MITIGATION MONITORING AND REPORTING PROGRAM

4.0

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)								
	site and are known to nest in the region. The biologist shall map all nests that are within, and visible from, the Project site. If nests are identified, the biologist shall develop buffer zones around active nests as deemed appropriate in coordination with the CDFW. Construction activity shall be prohibited within the buffer zones until the young have fledged or the nest fails. Nests shall be monitored at least twice per week and a report submitted to the City and CDFW monthly.											
Impact 3.4-7: Adverse Effects on Riparian Habitat or Sensitive Natural Community.	<b>Mitigation Measure 3.4-3:</b> Prior to installation of the storm drainage outfall, compensate/replace for any disturbance to riparian habitat along Bear Creek in association with the storm drainage outfall. Compensation/replacement ratios shall be at a minimum ratio of 1 acre restored, created, and/or preserved for every 1 acre of riparian disturbed. The acreage impacted shall be calculated based on the final design of the storm drainage outfall. Compensation may comprise onsite restoration/creation, off-site restoration, preservation, or mitigation credits (or a combination of these elements). The applicant shall provide documentation of compliance to the City of Stockton.	City of Stockton Community Development Department	Prior to installation of the storm drainage outfall									
Impact 3.4-10: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	<b>Mitigation Measure 3.4-4:</b> The Project proponent shall if possible avoid removal of the three Heritage Oak trees located within the Project site. The Project proponent shall implement remedial pruning or other recommendations set forth in the Arborist's report for any Heritage Tree that will be retained so as to preserve the tree and protect the general public. Subdivision and site improvement plans shall be subject to the review of the City Parks Facility Planner/Landscape Architect (Public Works Department).	City of Stockton Community Development Department	Prior to and during construction									
	<b>Mitigation Measure 3.4-5:</b> For the Heritage Oak trees that must be removed, a permit shall be obtained pursuant to the Stockton Heritage Tree Ordinance. Replacement oak trees shall be planted on the same site as the removed tree if at all possible; otherwise, an alternate site shall be selected by the applicant and submitted to the City Parks Facility Planner/Landscape Architect (Public Works) for approval. The size of replacement trees shall be based on the original trees' retention value (as determined by a certified Arborist retained by the owner/developer) as follows:  <table><tr><td><u>Retention Value</u></td><td><u>Replacement Oak Size</u></td></tr><tr><td>Low</td><td>One 15-gallon</td></tr><tr><td>Moderate</td><td>Two 15-gallon</td></tr><tr><td>Moderate-high</td><td>Five 15-gallon</td></tr><tr><td>High</td><td>Eight 15-gallon</td></tr></table> <i>The Project proponent shall provide the resources necessary to ensure that</i>	<u>Retention Value</u>	<u>Replacement Oak Size</u>		Low	One 15-gallon	Moderate	Two 15-gallon	Moderate-high	Five 15-gallon	High	Eight 15-gallon
<u>Retention Value</u>	<u>Replacement Oak Size</u>											
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## 4.0

## FINAL MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p>the newly planted replacement trees become established in their new location. The Project proponent shall retain the services of a certified Arborist for a period of three years. Site inspections will be made by the Arborist weekly within the first six months of planting and monthly for the remaining thirty months. The Arborist's function will be to monitor the condition of the newly planted trees and report to the City and Project proponent any trees that are in need of attention or replacement. The Project proponent shall be responsible for purchasing and planting any replacement trees deemed necessary by the Arborist over the three-year period. Any newly planted trees in need of attention, as so-deemed by the Arborist, shall be properly cared for by the Project proponent until the Arborist finds that they are in satisfactory condition.</p> <p><b>Mitigation Measure 3.4-6:</b> Grading of the area that includes any Heritage Oak to be preserved shall be designed to preserve existing grade to the drip line surrounding the Heritage Tree, in order to enhance survivability. Prior to construction, a temporary barrier shall be placed around the drip line of any preserved Heritage Oak that is within 25 feet of any planned grading or construction activity. No storage or operation of any equipment will occur within this barrier. No construction materials or fill will be stockpiled within this barrier, and trespassing will be prohibited.</p> <p><b>Mitigation Measure 3.4-7:</b> Future development shall avoid removal of non-Heritage oak trees located within the Project site, if possible. If avoidance is not feasible, replacement oak trees shall be planted as directed by a certified Arborist, and replanted trees shall be monitored as the replanting for replacement of Heritage oak trees as set forth in Mitigation Measure 3.4-5.</p>	<p>City of Stockton Community Development Department</p> <p>City of Stockton Community Development Department</p>	<p>During grading activities</p> <p>During grading activities</p>	
CULTURAL AND TRIBAL RESOURCES				
Impact 3.5-1: Project implementation has the potential to cause a substantial adverse change to a significant historical resource, as defined in CEQA Guidelines §15064.5.	<p><b>Mitigation Measure 3.5-1:</b> A trained archaeologist shall be retained to monitor all excavation work within 200 feet of Bear Creek. Additionally, a Native American inspector shall be present during ground disturbance activities. If any cultural or tribal resources, including prehistoric or historic artifacts, or other indications of archaeological resources are found during grading and construction activities in the monitored zone or in any portion of the property, all work shall be halted immediately within a 200-foot radius of the discovery until an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, has evaluated the find(s).</p> <p>Work cannot continue at the discovery site until the archaeologist conducts</p>	<p>City of Stockton Community Development Department</p> <p>Qualified archaeologist</p>	If any cultural or tribal resources, including prehistoric or historic artifacts, or other indications of archaeological resources are found during	

## FINAL MITIGATION MONITORING AND REPORTING PROGRAM

4.0

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p>sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant or eligible for listing on the NRHP or CRHR; or 3) not a significant Public Trust Resource.</p> <p>If Native American and/or tribal resources are identified, a Native American monitor, following the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites established by the Native American Heritage Commission, may also be required and, if required, shall be retained at the applicant's expense.</p>		grading and construction activities in the monitored zone or in any portion of the property	
Impact 3.5-2: Project implementation has the potential to cause a substantial adverse change to a significant archaeological resource, as defined in CEQA Guidelines §15064.5.	Implement <b>Mitigation Measure 3.5-1.</b>	See Mitigation Measure 3.5-1	See Mitigation Measure 3.5-1	
Impact 3.5-3: Project implementation has the potential to directly or indirectly destroy a unique paleontological resource.	<b>Mitigation Measure 3.5-2:</b> If paleontological resources are discovered during the course of construction, work shall be halted immediately within 50 meters (165 feet) of the discovery, the City of Stockton shall be notified, and a qualified paleontologist shall be retained to determine the significance of the discovery. If the paleontological resource is considered significant, it should be excavated by a qualified paleontologist and given to a local agency, State University, or other applicable institution, where they could be curated and displayed for public education purposes.	City of Stockton Community Development Department  Qualified paleontologist	If paleontological resources are discovered during the course of construction	
Impact 3.5-4: Project implementation has the potential to disturb human remains, including those interred outside of formal cemeteries.	<p><b>Mitigation Measure 3.5-3:</b> If human remains are discovered during the course of construction, work shall be halted at the site and any nearby area reasonably suspected to overlie adjacent human remains until the San Joaquin County Coroner has been informed and has determined that no investigation of the cause of death is required. If the remains are of Native American origin, either of the following steps will be taken:</p> <ul style="list-style-type: none"> <li>The coroner shall contact the Native American Heritage Commission in order to ascertain the proper descendants from the deceased individual. The coroner will make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods, which may include obtaining a qualified archaeologist or team of archaeologists to properly excavate the human remains.</li> <li>The landowner shall retain a Native American monitor, and an</li> </ul>	City of Stockton Community Development Department  San Joaquin County Coroner	If human remains are discovered during the course of construction	

## 4.0

## FINAL MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p>archaeologist, if recommended by the Native American monitor, and rebury the Native American human remains and any associated grave goods, with appropriate dignity, on the property and in a location that is not subject to further subsurface disturbance when any of the following conditions occurs:</p> <ul style="list-style-type: none"> <li>○ The Native American Heritage Commission is unable to identify a descendent.</li> <li>○ The descendant identified fails to make a recommendation.</li> <li>○ The City of Stockton or its authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.</li> </ul>			
Impact 3.5-5: Project implementation has the potential to cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074.	Implement <b>Mitigation Measures 3.5-1 and 3.5-3</b>	See Mitigation Measures 3.5-1 and 3.5-3	See Mitigation Measures 3.5-1 and 3.5-3	
GREENHOUSE GASES AND CLIMATE CHANGE				
Impact 3.7-2: The proposed Project has the potential to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	Implement <b>Mitigation Measures 3.3-1 through 3.3-6.</b>	See Mitigation Measures 3.3-1 through 3.3-6.	See Mitigation Measures 3.3-1 through 3.3-6.	
HAZARDS AND HAZARDOUS MATERIALS				
Impact 3.8-1: Project implementation has the potential to create a significant hazard through the routine transport, use, or disposal of hazardous materials or through the reasonably foreseeable upset and accident conditions involving the release of	<b>Mitigation Measure 3.8-1:</b> A Soils Management Plan (SMP) shall be submitted and approved by the San Joaquin County Department of Environmental Health prior to the issuance of a grading permit. The SMP shall establish management practices for handling hazardous materials, including fuels, paints, cleaners, solvents, etc., during construction. The approved SMP shall be posted and maintained onsite during construction activities and all construction personnel shall acknowledge that they have reviewed and understand the plan.	San Joaquin County Department of Environmental Health	Prior to the issuance of a grading permit	



## FINAL MITIGATION MONITORING AND REPORTING PROGRAM

4.0

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
hazardous materials into the environment.	<b>Mitigation Measure 3.8-2:</b> Prior to bringing hazardous material to the proposed commercial site, the applicant shall submit a Hazardous Materials Business Plan (HMBP) to San Joaquin County Environmental Health Division (CUPA) for review and approval. If during the construction process for the proposed commercial site the applicant or his subcontractors generates hazardous waste, the applicant must register with the CUPA as a generator of hazardous waste, obtain an EPA ID#, and accumulate, ship, and dispose of the hazardous waste per Health and Safety Code Ch. 6.5. (California Hazardous Waste Control Law).	San Joaquin County Environmental Health Division	Prior to bringing hazardous material to the proposed commercial site	
	<b>Mitigation Measure 3.8-3:</b> Prior to initiation of any ground disturbance activities, evenly distributed soil samples shall be conducted throughout the proposed Project property for analysis of pesticides and heavy metals. The samples shall be submitted for laboratory analysis of pesticides and heavy metals per DTSC and EPA protocols. The results of the soil sampling shall be submitted to the City of Stockton. If elevated levels of pesticides or heavy metals are detected during the laboratory analysis of the soils, a soil cleanup and remediation plan shall be prepared and implemented prior to the commencement of grading activities.	City of Stockton Community Development Department	Prior to initiation of any ground disturbance activities	
	Implement <b>Mitigation Measure 3.8-2</b>	See Mitigation Measure 3.8-2	See Mitigation Measure 3.8-2	
NOISE				
Impact 3.11-2: The proposed Project has the potential to result in a significant temporary or periodic increase in ambient noise levels in the Project vicinity existing without the Project during construction activities.	<b>Mitigation Measure 3.11-1:</b> The City shall ensure that the project applicant or construction contractor will implement the following construction-related noise reducing measures: <ul style="list-style-type: none"> <li>All equipment shall be fitted with factory equipped mufflers, and shall be in good working order.</li> <li>Construction equipment noise shall be minimized during project construction by muffling and shielding intakes and exhaust on construction equipment (per the manufacturer's specifications) and by shrouding or shielding impact tools.</li> <li>Construction contractors shall locate fixed construction equipment (such as compressors and generators) and construction staging areas as far as possible from nearby residences.</li> <li>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 contact number with the City of Stockton in the event of problems.</li> <li>An onsite complaint and enforcement manager shall track and</li> </ul>	City of Stockton Public Works Department	During construction activities	

## 4.0

## FINAL MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<i>respond to noise complaints.</i>			
Impact 3.11-4: The proposed Project has the potential to result in a significant substantial permanent increase in ambient noise levels at new sensitive receptors as a result of excessive traffic noise.	<b>Mitigation Measure 3.11-2:</b> Minimum 11-foot tall sound walls and/or landscaped berms shall be constructed along Eight Mile Road and a 10-foot tall sound wall and/or landscaped berms along West Lane adjacent to proposed residential uses. Noise barrier walls shall be constructed of concrete panels, concrete masonry units, earthen berms, or any combination of these materials. Wood is not recommended due to eventual warping and degradation of acoustical performance. Where high density residential occurs, site designs should allow for applying the exterior noise level standard at common outdoor areas, which are shielded from Eight Mile Road and West Lane. These requirements shall be included in the improvements plans prior to their approval by the City's Public Works Department.	City of Stockton Public Works Department	Prior to approval of improvement plans	
	<b>Mitigation Measure 3.11-3:</b> Windows at first row of second floor facades facing Eight Mile Road and West Lane shall have an STC rating of 35. A detailed analysis of any additional interior mitigation measures shall be conducted when building plans are available. Mechanical ventilation shall be installed in all residential uses to allow residents to keep doors and windows closed, as desired for acoustical isolation. These requirements shall be included in the improvements plans prior to their approval by the City's Public Works Department.	City of Stockton Public Works Department	Prior to approval of improvement plans	
Impact 3.11-6: The proposed Project has the potential to result in a significant substantial permanent increase in ambient noise levels at new sensitive receptors as a result of excessive railroad noise.	<b>Mitigation Measure 3.11-4:</b> For the first row of residences facing the UPRR track, the Project site shall include setbacks and barriers to achieve a minimum exterior noise level of 65 dB $L_{dn}$ at the backyards of the first row of residences facing the UPRR track. With a setback of 200 feet, a 12-foot tall wall/barrier (relative to the building pad elevation) would be required. With a setback of 300 feet, a 10-foot tall wall/barrier (relative to the building pad elevation) would be required. Noise barrier walls shall be constructed of concrete panels, concrete masonry units, earthen berms, or any combination of these materials. Wood is not recommended due to eventual warping and degradation of acoustical performance. These requirements shall be included in the improvements plans prior to their approval by the City's Public Works Department.	City of Stockton Public Works Department	Prior to approval of improvement plans	
	<b>Mitigation Measure 3.11-5:</b> A detailed analysis of interior mitigation measures shall be conducted when building plans for the first row of residences facing the UPRR track are available. The analysis shall be conducted for all residences up to a distance of 285 feet from the railroad track centerline (which represents the location of the 70 dB $L_{dn}$ contour). Mechanical ventilation shall be installed in all residential uses to allow residents to keep doors and windows closed, as desired for acoustical	City of Stockton Public Works Department	Prior to approval of improvement plans	



## 4.0

## FINAL MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<b>Mitigation Measure 3.11-9:</b> When tentative maps for the commercial development area are available, a detailed noise analysis shall be completed to ensure compliance with the City of Stockton noise level criteria. This requirement shall be included in the improvements plans for the commercial portion of the Project prior to their approval by the City's Public Works Department.	City of Stockton Public Works Department	Prior to approval of improvement plans for the commercial portion of the Project	
TRANSPORTATION AND CIRCULATION				
Impact 3.13-1: Under EPAP Plus Project conditions, the proposed Project may result in a significant impact at the Eight Mile Road & Lower Sacramento Road intersection.	<b>Mitigation Measure 3.13-1:</b> The Project applicant shall construct the following improvements to the Eight Mile Road & Lower Sacramento Road intersection: <ul style="list-style-type: none"> <li>Set the northbound-to-eastbound right-turn lane to "overlap" phasing.</li> <li>Prohibit westbound-to-eastbound U-turns.</li> </ul> <p>These improvements shall be reflected on the Project improvement plans. The project applicant shall construct the improvements at the time the significant impact occurs.</p>	City of Stockton Public Works Department	Prior to approval of improvement plans	
Impact 3.13-4: Under EPAP Plus Project conditions, the proposed Project would result in a significant impact on the roadway segment of Morada Lane east of West Lane.	<b>Mitigation Measure 3.13-2:</b> The Project applicant shall construct an exclusive westbound-to-northbound right-turn lane along Morada Lane east of West Lane in accordance with design standards that account for the speed and capacity of the roadway segment (estimated to be 500 feet with the taper). This improvement shall be reflected on the Project improvement plans. According to criteria presented in the Level of Service Significance Threshold section of this EIR, a 5 percent increase in traffic volumes on a roadway segment is defined as a significant impact if the LOS on the roadway segment is operating at an unacceptable level without the project. The project applicant shall construct the improvements at the time the significant impact occurs.	City of Stockton Public Works Department	Prior to approval of improvement plans	
Impact 3.13-8: Impacts related to an increase in the demand for park-and-ride facilities.	<b>Mitigation Measure 3.13-3:</b> Prior to approval of improvements plans, the following improvements shall be shown on the plans: provide park-and-ride facilities in those areas of the proposed Project that would generate relatively concentrated demand for park-and-ride spaces, which include: <ul style="list-style-type: none"> <li>West Lane, and</li> <li>Eight Mile Road.</li> </ul> <p>Facilities may include joint use parking spaces, particularly in the vicinity of planned transit facilities. The improvement plans shall be subject to review</p>	City of Stockton Public Works Department	Prior to approval of improvement plans	

## FINAL MITIGATION MONITORING AND REPORTING PROGRAM

4.0

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	<i>and approval by the Stockton Public Works Department.</i>			
Impact 3.13-44: Under Cumulative Plus Project conditions, the proposed Project may result in a significant impact at the Eight Mile Road & Lower Sacramento Road intersection.	<p><b>Mitigation Measure 3.13-4:</b> Prior to issuance of building permits for each phase of the Project, the Project applicant shall pay the pro-rata fair share fee towards the following improvements to the Eight Mile Road &amp; Lower Sacramento Road intersection:</p> <ul style="list-style-type: none"> <li>Split the westbound combined through/right-turn lane into an exclusive westbound through lane, and an exclusive westbound-to-northbound right-turn lane.</li> </ul> <p><i>Proof of payment of the fair share fee shall be submitted to the Stockton Public Works Department.</i></p>	City of Stockton Public Works Department	Prior to issuance of building permits for each phase of the Project	
Impact 3.13-45: Under Cumulative Plus Project conditions, the proposed Project would result in a significant impact at the West Lane & Armstrong Road intersection.	<p><b>Mitigation Measure 3.13-5:</b> Prior to issuance of building permits for each phase of the Project, the Project applicant shall pay the pro-rata fair share fee towards the following improvements to the West Lane &amp; Armstrong Road intersection:</p> <ul style="list-style-type: none"> <li>Add a second southbound-to-eastbound left-turn lane.</li> <li>Add a second westbound-to-southbound left-turn lane.</li> <li>Set the westbound-to-northbound right-turn lane to "overlap".</li> <li>Prohibit southbound-to-northbound U-turns.</li> </ul> <p><i>Proof of payment of the fair share fee shall be submitted to the Stockton Public Works Department.</i></p>	City of Stockton Public Works Department	Prior to issuance of building permits for each phase of the Project	
UTILITIES				
Impact 3.14-2: The proposed Project has the potential to result in a determination by the wastewater treatment and/or collection provider which serves or may serve the project that is does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	<b>Mitigation Measure 3.14-1:</b> Prior to occupancy of any building that would require wastewater treatment services, the Project proponent shall secure adequate wastewater treatment capacity/allocation.	City of Stockton Public Works Department	Prior to occupancy of any building that would require wastewater treatment services	
Impact 3.14-6: The proposed Project has the potential to require or result in the construction of new storm water	<b>Mitigation Measure 3.14-2:</b> Prior to the issuance of a building or grading permit, the project applicant shall submit a drainage plan to the City of Stockton for review and approval. The plan shall include an engineered Storm Water Quality Control Criteria Plan (SWQCCP) that demonstrates	City of Stockton Public Works Department	Prior to the issuance of a building or grading permit	

4.0

FINAL MITIGATION MONITORING AND REPORTING PROGRAM

<i>ENVIRONMENTAL IMPACT</i>	<i>MITIGATION MEASURE</i>	<i>MONITORING RESPONSIBILITY</i>	<i>TIMING</i>	<i>VERIFICATION (DATE/INITIALS)</i>
drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	<i>attainment of pre-project runoff requirements prior to release at the Bear Creek outfall. The plan shall describe the volume reduction measures and treatment controls consistent with City of Stockton requirements.</i>			