

MITIGATION MONITORING AND REPORTING PROGRAM

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This document is the Final Mitigation Monitoring and Reporting Program (FMMRP) for the South Stockton Commerce Center 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 RDEIR.

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.

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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	Mitigation Measure 3.1-1: The approved site plan shall conform with the most recent version of the California Green Building Standards Code (California Code of Regulations, Title 24, Part 11) adopted by the City of Stockton at the time of site plan approval, including compliance with Section 5.106.8, which establishes mandatory requirements for outdoor lighting systems of nonresidential development that are designed to minimize the effects of light pollution. The approved site plan shall comply with the applicable provisions of the Stockton Municipal Code pertaining to lighting, including Sections 16.36.060(B) and 16.32.070, which require exterior lighting to be shielded and directed away from adjoining properties and public rights-of-way. Compliance shall be documented in a photometric (lighting) plan or other documentation acceptable to the City. New structures, landscaping, and site improvements shall conform with Section 5.02 of the City of Stockton Design Guidelines.	City of Stockton Community Development Department	Prior to the approval of the Site Plan review for each Project parcel	
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	Mitigation Measure 3.2-1: Prior to the conversion of Important Farmland on the Project site, the Project applicant shall participate in the City's Agricultural Lands Mitigation Program, under which developers of the property shall contribute agricultural mitigation land or shall pay the Agricultural Land Mitigation Fee to the City. Participates in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) that results in agricultural land mitigation may also be considered as the functional equivalent of mitigation 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 3.3-1: Project operations would result in a cumulatively considerable net increase of any criteria pollutant for which the	Mitigation Measure 3.3-1: Prior to the issuance of the first building permit, the applicant/developer shall demonstrate compliance with the SJVAPCD Rule 9510 (Indirect Source Review) to reduce growth in both NOx and PM10 emissions, as required by SJVAPCD and City requirements.	City of Stockton Community Development Department	Prior to the issuance of the first building permit	

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Project region is in non-attainment, or conflict or obstruct implementation of the District's air quality plan	Mitigation Measure 3.3-2: Architectural and industrial coatings (e.g. paints) applied shall be consistent with the Volatile Organic Compound (VOC) content limits set by the San Joaquin Valley Air Pollution Control District (SJVAPCD) or the current edition of the California Green Building Standards Code (CALGreen), whichever is most restrictive. Developer or tenant is not required to exercise control over materials painted offsite. Mitigation Measure 3.3-3: Prior to building occupancy, employers with 100 or more eligible employees shall submit an Employer Trip Reduction Implementation Plan (ETRIP) to the City for review and approval, as required by SJVAPCD Rule 9410. A copy of the ETRIP shall be provided to the SJVAPCD. Employers shall facilitate participation in the implementation of the ETRIP by providing information to its employees explaining methods for participation in the Plan and the purpose, requirements, and applicability of Rule 9410. Mitigation Measure 3.3-4: The project shall comply with SJVAPCD Rule 4101, which prohibits emissions of visible air contaminants to the atmosphere and applies to any source operation that emits or may emit air contaminants. Mitigation Measure 3.3-5: Each developer of an individual specific development proposal shall prepare the subject building structures in such a way to accommodate future solar panels pursuant to applicable Building Code requirements. The building permit application for facilities that are able to accommodate future solar panels must demonstrate that sufficient power will be provided from clean energy sources for the operational base power use at the start of operations. Developers shall have the following options, or any combination of options, for procuring clean energy to meet operational base power needs for new building structures. Options may include 1) installing solar panels on the subject building or building site, and/or 2) procuring 100% clean energy from AVA Community Energy, and/or 3) participating in California's	San Joaquin Valley Air Pollution Control District (SJVAPCD) City of Stockton Community Development Department City of Stockton Community Development Department City of Stockton Community Development Department City of Stockton Community Development Department	Prior to the issuance of the first building permit Prior to building occupancy Prior to approval of improvement plans Prior to approval of improvement plans	

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	<i>Community Solar Program, and/or 4) any other option that results in at least equal amounts of generation and/or procurement of clean energy as options (1) through (3), and that is first approved by the City and the San Joaquin Valley APCD.</i> <i>Operational base power is defined as the amount of power required to supply loads for all ordinary operational uses of the site. Loads for all ordinary operational uses of the site include, as non-exhaustive examples, loads for minimal heating for fire sprinklers, primary office space lighting, HVAC, warehouse power, warehouse lighting, site lighting, minimum power for dock positions (including chargers for yard equipment and any plug-ins for transport refrigeration units), and the amount of light-duty electric vehicle supply equipment required by CalGreen code. Loads for all ordinary operational uses of the site exclude, as non-exhaustive examples, loads for specialized equipment, non-standard automation or material handling systems, and chargers for heavy-duty trucks.</i> Mitigation Measure 3.3-6: To facilitate the installation of future electric vehicle charging stations for heavy-heavy duty (HHD) trucks, in connection with each individual development proposal, the subject building improvement plans shall identify an area (or areas) for future HHD truck charging stations and the subject developer shall install conduit from the power source to the identified area(s), as feasible. Mitigation Measure 3.3-7: All forklifts, yard trucks, and other equipment used for on-site movement of trucks, trailers, and warehoused goods, as well as landscaping maintenance equipment used on the site, shall be electrically powered or zero-emission, unless new technology is determined to be commercially unavailable or infeasible to utilize. Mitigation Measure 3.3-8: Truck Idling Restrictions: Owners, operators or tenants shall be required to make their best effort to restrict truck idling onsite to a maximum of three minutes, subject to exceptions defined by California Air Resources Board in the document: "Commercial Vehicle Idling Requirements," July 2016. Idling restrictions shall be enforced by highly-visible posting at the site entry, posting at other on-site locations frequented by truck drivers, conspicuous inclusion in employee training and guidance material and owner, operator or tenant direct action as required. Mitigation Measure 3.3-9: Provide EV charging stations for automobiles	City of Stockton Community Development Department City of Stockton Community Development Department City of Stockton Community Development Department City of Stockton	Prior to approval of improvement plans Prior to approval of improvement plans Prior to approval of improvement plans Prior to approval	

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	per the CalGreen building code, and provide conduit to a future designated area for a Heavy Duty Truck Charging Facility. Mitigation Measure 3.3-10: Project Operations, Food Service: Owners, operators or tenants shall establish locations for food or catering truck service and cooperate with food service providers to provide consistent food service to operations and their employees. Mitigation Measure 3.3-11: Project Operations, Employee Trip Reduction: Owners, operators or tenants shall provide employees transit route and schedule information on systems serving the project area and coordinate ridesharing amongst employees. Mitigation Measure 3.3-12: Yard Sweeping: Owners, operators or tenants shall provide periodic (e.g. twice daily, as feasible) yard and parking area sweeping to minimize dust generation. Mitigation Measure 3.3-13: Diesel Generators: Owners, operators or tenants shall prohibit the use of diesel generators, except in emergency situations, in which case such generators shall have Best Available Control Technology (BACT) that meets CARB's Tier 4 emission standards. Mitigation Measure 3.3-14: Truck Emission Control: Owners, operators or tenants shall ensure that trucks or truck fleets domiciled at the project site be model year 2014 or later and maintained consistent with current CARB emission control regulations. Mitigation Measure 3.3-15: Tenants/Operators shall enroll in the United States Environmental Protection Agency's SmartWay Program, as feasible. Proof of enrollment shall be given to the Community Development Department prior to issuance of a Certificate of Occupancy of a Building Permit for the facility. Mitigation Measure 3.3-16: Designated Smoking Areas: Owners, operators or tenants shall ensure that any outdoor areas allowing smoking are at least 25 feet from the nearest property line.	Community Development Department City of Stockton Community Development Department City of Stockton Community Development Department City of Stockton Community Development Department City of Stockton Community Development Department City of Stockton Community Development Department City of Stockton Community Development Department	of improvement plans and building permits Prior to operation Prior to operation During operation Prior to approval of improvement plans Prior to approval of improvement plans Prior to issuance of a Certificate of Occupancy of a Building Permit for the facility Prior to approval of improvement plans	

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	Mitigation Measure 3.3-17: Qualifying facilities shall be constructed in compliance with the most current edition of all adopted City building codes, including the adopted Green Building Standards Code. Prior to the issuance of building permits, the applicant/developer of the qualifying facility(ies) shall demonstrate (e.g., provide building plans) that the proposed buildings are designed and will be built consistent with those codes. Mitigation Measure 3.3-18: All tenant lease agreements for the project site shall include a provision requiring the tenant/lessee to comply with all applicable requirements of the MMRP, a copy of which shall be attached to each tenant/lease agreement. Mitigation Measure 3.3-19: Each individual applicant/developer shall install vegetative barriers/urban greening surrounding individual project sites within the overall Project site, to further reduce air pollution exposure on sensitive receptors. Examples of vegetive barriers include, but are not limited to the following: trees, bushes, shrubs, or a mix of these.	City of Stockton Community Development Department City of Stockton Community Development Department City of Stockton Community Development Department	Prior to the issuance of building permits During operation Prior to approval of improvement plans	
Impact 3.3-2: Proposed Project construction activities would result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment, or conflict or obstruct implementation of the District's air quality plan	Mitigation Measure 3.3-20: SJVAPCD Regulation VIII Compliance: Construction plans and specifications shall include a Dust Control Plan incorporating the applicable requirements of Regulation VIII, which shall be submitted to the SJVAPCD for review and approval prior to beginning construction in accordance with the requirements of Regulation VIII. Mitigation Measure 3.3-21: Construction Worker Trip Reduction: Project construction plans and specifications will require contractor to provide transit and ridesharing information for construction workers. Mitigation Measure 3.3-22: Construction Meal Destinations: Project construction plans and specifications will require the contractor to establish one or more locations for food or catering truck service to construction workers and to cooperate with food service providers to provide consistent food service. Mitigation Measure 3.3-23: To reduce impacts from construction-related diesel exhaust emissions, the Project shall utilize the cleanest available off-road construction equipment, including the latest tier equipment (recommended by SJVAPCD).	City of Stockton Community Development Department City of Stockton Community Development Department City of Stockton Community Development Department City of Stockton Community Development Department	Prior to beginning construction Prior to approval of construction plans Prior to approval of construction plans Prior to approval of construction plans	

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Impact 3.3-3: The Proposed Project has the potential for public exposure to toxic air contaminants	Mitigation Measure 3.3-24: Prior to the approval of individual phases of development (i.e. final maps, improvement plans, site plan review, etc.), each project applicant shall ensure that individual project characteristics are consistent with the assumptions made within the final proposed Project Health Risk Assessment (HRA). If any of the characteristics of individual phases of Project development are more intensive with regards to the risks associated with the toxic air contaminants assumed within the final proposed Project HRA, individual phase-specific HRAs shall be developed for each individual phase of development where such an inconsistency occurs. The intent is that each phase of development would demonstrate that the individual project does not exceed the applicable SJVAPCD health risk thresholds. If any of the SJVAPCD health risk thresholds for an individual project is exceeded, the project applicant shall develop additional mitigation to ensure that the individual project does not exceed the applicable SJVAPCD health risk thresholds.	City of Stockton Community Development Department; SJVAPCD	Prior to the approval of individual phases of development (i.e. final maps, improvement plans, site plan review, etc.)	
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	Mitigation Measure 3.4-1: Prior to commencement of any grading activities, the Project proponent shall seek coverage under the San Joaquin County Multi-Species Habitat Conservation Plan (SJMSCP) to mitigate for habitat impacts to covered special status species. Coverage involves compensation for habitat impacts on covered species through implementation of incidental take and minimization measures (ITMMs) and payment of fees for conversion of 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. Obtaining coverage for a Project includes incidental take authorization (permits) under the Endangered Species Act Section 10(a), California Fish and Game Code Section 2081, and the Migratory Bird Treaty Act (MBTA). Coverage under the SJMSCP would fully mitigate all habitat impacts on covered special-status species.	City of Stockton Community Development Department San Joaquin Council of Governments	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	Implement Mitigation Measure 3.4-1.	See Mitigation Measure 3.4-1	See Mitigation Measure 3.4-1	
Impact 3.4-6: The proposed Project would not affect protected wetlands and jurisdictional waters	Mitigation Measure 3.4-2: Prior to the start of construction work in the area where wetlands have been identified, the project developer shall conduct a wetland delineation identifying jurisdictional Waters of the U.S. and wetlands. The delineation shall be verified by the U.S. Army Corps of Engineers (Corps). The delineation shall be used to determine if any project work will encroach upon any jurisdictional water, thereby necessitating an	City of Stockton Community Development Department	Prior to the start of construction work in the area where state or federal wetlands have been	

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	<i>appropriate permit. For any development work that may affect a delineated jurisdictional Water, the project developer shall obtain any necessary permits from the U.S. Army Corps of Engineers prior to the start of development work within these locations. Depending on the Corps permit issued, if any, be the project applicant shall also apply for a Section 401 Water Quality Certification from the Central Valley Regional Water Quality Control Board. If the seasonal wetlands are avoided, or if phased development occurs in areas where no state or federal wetlands have been identified, then this mitigation measure does not apply.</i> Mitigation Measure 3.4-3: Prior to the start of construction work in the area where seasonal wetlands have been identified, the project developer shall obtain any necessary Waste Discharge Requirements from the Central Valley Regional Water Quality Control Board. Pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan, the filling of seasonal wetlands containing vernal pool invertebrates shall be delayed until the wetlands are dry and SJCOG biologists can collect the surface soils from the wetlands, to store them for future use on off-site seasonal wetland creation on SJCOG preserve lands. If the seasonal wetlands are avoided, then this mitigation measure does not apply.	City of Stockton Community Development Department	identified Prior to the start of construction work in the area where seasonal wetlands have been identified	
Impact 3.4-10: The proposed Project has the potential to conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance	Mitigation Measure 3.4-4: If removal of any oak tree on the project site is required, a certified arborist shall survey the oak trees proposed for removal to determine if they are Heritage Trees as defined in Stockton Municipal Code Chapter 16.130. The arborist report with its findings shall be submitted to the City's Community Development Department. If Heritage Trees are determined to exist on the property, removal of any such tree shall require a permit to be issued by the City in accordance with Stockton Municipal Code Chapter 16.130. The permittee shall comply with all permit conditions, including tree replacement at specified ratios.	City of Stockton Community Development Department	Prior to removal of any on-site Heritage Oak trees	
CULTURAL AND TRIBAL RESOURCES				
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, or a significant tribal cultural resource, as defined in Public Resources Code §21074	Mitigation Measure 3.5-1: Prior to any ground-disturbing activities on the Project site, a qualified archaeologist and Native American monitor shall conduct pre-construction worker cultural resources sensitivity training. The training session shall focus on the recognition of the types of historical and cultural, including Native American, resources that could be encountered, procedures to be followed if resources are found, and pertinent laws protecting these resources. Those in attendance shall be recorded, with records maintained on-site. Any new workers that were not part of the initial training shall be required to undergo a new training session.	City of Stockton Community Development Department, Qualified archaeologist	Prior to any ground disturbance activities	

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	Mitigation Measure 3.5-2: If any cultural resources, including prehistoric or historic artifacts, or other indications of archaeological resources, are found during grading and construction activities during any phase of the Project, 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). Work shall not continue at the discovery site until the archaeologist conducts 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. If Native American 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 Project applicant's expense. Mitigation Measure 3.5-3: If human remains are discovered during the course of construction during any phase of the Project, work shall be halted at the site and at 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: - The coroner shall contact the Native American Heritage Commission in order to ascertain the proper descendants from the deceased individual. The coroner shall 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. - The landowner shall retain a Native American monitor, and an archaeologist, if recommended by the Native American monitor, and rebury the Native American human remains and any	City of Stockton Community Development Department, Qualified archaeologist City of Stockton Community Development Department, San Joaquin County Coroner	If any cultural resources, including prehistoric or historic artifacts, or other indications of archaeological resources, are found during grading and construction activities during any phase of the Project If human remains are discovered during the course of construction during any phase of the Project	

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	<i>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:</i> <i>o The Native American Heritage Commission is unable to identify a descendant.</i> <i>o The descendant identified fails to make a recommendation.</i> <i>o 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.</i>			
Impact 3.5-3: Project implementation has the potential to disturb human remains, including those interred outside of formal cemeteries	Implement Mitigation Measure 3.5-3.	See Mitigation Measure 3.5-3	See Mitigation Measure 3.5-3	
GEOLOGY AND SOILS				
Impact 3.6-2: Implementation and construction of the proposed Project may result in substantial soil erosion or the loss of topsoil	Implement Mitigation Measure 3.9-1.	See Mitigation Measure 3.9-1	See Mitigation Measure 3.9-1	
Impact 3.6-3: The proposed Project has the potential to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of Project implementation, and potentially result in landslide, lateral spreading, subsidence, liquefaction or collapse	Mitigation Measure 3.6-1: <i>Prior to earthmoving activities for each phase of the Project, a certified geotechnical engineer, or equivalent, shall be retained to perform a final geotechnical evaluation of the soils at a design-level as required by the requirements of the California Building Code Title 24, Part 2, Chapter 18, Section 1803.1.1.2 related to expansive soils and other soil conditions. The evaluation shall be prepared in accordance with the standards and requirements outlined in California Building Code, Title 24, Part 2, Chapter 16, Chapter 17, and Chapter 18, which addresses structural design, tests and inspections, and soils and foundation standards. The final geotechnical evaluation shall include design recommendations to ensure that soil conditions do not pose a threat to the health and safety of people or structures, including threats from liquefaction or lateral spreading. The grading and improvement plans, as well as the storm drainage and building plans for each phase of the Project shall be designed in accordance with the recommendations provided in the final geotechnical evaluation.</i>	City of Stockton Community Development Department	Prior to earthmoving activities for each phase of the Project	
Impact 3.6-4: The proposed Project has the potential for expansive soils to create	Implement Mitigation Measure 3.6-1.	See Mitigation Measure 3.6-1	See Mitigation Measure 3.6-1	

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substantial risks to life or property				
Impact 3.6-5: The proposed Project has the potential to directly or indirectly destroy a unique geological feature or paleontological resource	Mitigation Measure 3.6-2: <i>If any paleontological resources are found during grading and construction activities of the Project, all work shall be halted immediately within a 200-foot radius of the discovery until a qualified paleontologist has evaluated the find.</i> <i>Work shall not continue at the discovery site until the paleontologist evaluates the find and makes a determination regarding the significance of the resource and identifies recommendations for conservation of the resource, including preserving in place or relocating on or off the Project site, if feasible, or collecting the resource to the extent feasible and documenting the find with the University of California Museum of Paleontology.</i>	City of Stockton Community Development Department, Qualified paleontologist	If any paleontological resources are found during grading and construction activities of the Project	
GREENHOUSE GASES, CLIMATE CHANGE, AND ENERGY				
Impact 3.7-1: Project implementation would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases	Implement Mitigation Measures 3.3-1 through 3.3-22.	See Mitigation Measures 3.3-1 through 3.3-22.	See Mitigation Measures 3.3-1 through 3.3-2.	
HAZARDS AND HAZARDOUS MATERIALS				
Impact 3.8-1: 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 hazardous materials into the environment	Mitigation Measure 3.8-1: <i>In the event that hazardous materials are encountered during construction, a Soils Management Plan (SMP) shall be submitted and approved by the San Joaquin County Department of Environmental Health. 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.</i> Mitigation Measure 3.8-2: <i>Prior to the issuance of grading permits for any of the parcels (i.e., Parcels 1-13, Basins A and C, Open Space B, Sewer Pump Station D, and Open Space E) identified on the Project's Tentative Subdivision Map (see Figure 2.0-7 of this EIR), a soil sampling and analysis workplan</i>	San Joaquin County Department of Environmental Health San Joaquin County Department of Environmental	In the event that hazardous materials are encountered during construction Prior to the issuance of grading permits for any of the	

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	given time shall submit a Hazardous Materials Business Plan to the Certified Unified Program Agency (CUPA) of San Joaquin County. The Hazardous Materials Business Plan shall include an inventory of hazardous materials and hazardous wastes and an emergency response plan for incidents involving hazardous materials and wastes Mitigation Measure 3.8-5: Proposed business uses that involve the manufacture, storage, handling, or processing of hazardous materials in sufficient quantities that would require s Hazardous Materials Business Plan and the use is within 1,000 feet of a residential zoning district, the project shall comply with Stockton Municipal Code Section 16.36.080, which governs use, handling, storage, and transportation of hazardous materials. Implement Mitigation Measure 3.9-1.	Environmental Health San Joaquin County Department of Environmental Health See Mitigation Measure 3.9-1	Prior to bringing hazardous materials onsite See Mitigation Measure 3.9-1	
Impact 3.8-4: Potential for the Project to result in a safety hazards for people residing or working on the Project site as a result of public airport or public use airport (Less than Significant)	Mitigation Measure 3.8-6: Prior to final approval of building plans, the project shall be submitted to the San Joaquin Council of Governments (SJCOG), acting in its capacity as the Airport Land Use Commission, for review of the compatibility of the project with Stockton Metropolitan Airport operations and conformance to the guidelines stipulated in the Airport Land Use Compatibility Plan for Stockton Metropolitan Airport.	San Joaquin Council of Governments	Prior to final approval of building plans	
HYDROLOGY AND WATER QUALITY				
Impact 3.9-1: The proposed Project has the potential to violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality	Mitigation Measure 3.9-1: Prior to issuance of a grading permit, the Project proponent shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB in accordance with the NPDES General Construction Permit requirements. The SWPPP shall be designed to control pollutant discharges utilizing Best Management Practices (BMPs) and technology to reduce erosion and sediments. BMPs may consist of a wide variety of measures taken to reduce pollutants in stormwater runoff from the Project site. Measures shall include temporary erosion control measures (such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) that will be employed to control erosion from disturbed areas, as well as permanent control measures. Final selection of BMPs will be subject to approval by the City of Stockton and the RWQCB. The SWPPP will be kept on site during construction activity and will be made available upon request to representatives of the RWQCB.	City of Stockton Community Development Department Regional Water Quality Control Board	Prior to issuance of grading permits	

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	<i>Industrial uses on the project shall obtain coverage under the Central Valley RWQCB Industrial General Permit program and implement pollution control measures using the best available technology economically achievable and best conventional pollutant control technology. All facility operators shall prepare, retain on site, and implement a SWPPP implementing applicable Industrial General Permit requirements, including a monitoring program.</i> Mitigation Measure 3.9-2: Prior to the issuance of grading permits, the applicant and/or future Project proponent must submit a site-specific Project Stormwater Quality Control Plan to the City of Stockton Department of Municipal Utilities for review and approval. The project must comply with the Stockton Municipal Code Section 15.48.050, which requires construction activities to be designed and conducted to minimize discharge of sediment and all other pollutants and Section 15.48.070, which contains standards for implementation of Best Management Practices. The site-specific Project Stormwater Quality Control Plan must specify BMPs the Project will use and design specifications for selected BMPs to ensure the Project's consistency with State and local water quality regulations.	City of Stockton Department of Municipal Utilities	Prior to the issuance of grading permits	
Impact 3.9-4: The proposed Project has the potential to, in a flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation	Mitigation Measure 3.9-3: Prior to the issuance of grading permits, the applicant shall obtain the local NFIP administrating community's approval and file a Conditional Letter of Map Revision based on Fill (CLOMR-F) to remove any structures located within a FEMA designated Zone AO from the Special Flood Hazard Area.	Federal Emergency Management Agency	Prior to the issuance of grading permits	
NOISE				
Impact 3.11-1: The proposed Project has the potential to generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies	Mitigation Measure 3.11-1: To reduce traffic noise increases under Existing Plus Project conditions to less than +3.0 dB, the following roadway segments shall be paved with quiet pavement: Airport Way from Commerce Drive to French Camp Road. Approximately 1,000 feet (approximately 0.19 miles) of quiet pavement for four-lanes of roadway would be required. Approximate distance includes extension of quiet pavement a minimum of 100 feet past noise-sensitive receptors. See Figure 3.11-6 for approximate required pavement locations. Airport Way from French Camp Road to Roth Road. Approximately 6,600 feet (approximately 1.25 miles) of quiet pavement for two-lanes of roadway would be required. Approximate distance includes extension of quiet pavement a minimum of 100 feet past noise-sensitive receptors. See Figure 3.11-	City of Stockton Public Works Department	Prior to the approval of Project improvement plans	

MITIGATION MONITORING AND REPORTING PROGRAM

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ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	6 for approximate required pavement locations. Airport Way from Performance Drive to Arch Road. Approximately 500 feet (approximately 0.09 miles) of quiet pavement for four-lanes of roadway would be required. Approximate distance includes extension of quiet pavement a minimum of 100 feet past noise-sensitive receptors. See Figure 3.11-6 for approximate required pavement locations. The pavement would be required for any portion of roadway passing a noise-sensitive use, and for a distance of 100 feet on either side of the sensitive-use. This requirement shall be noted on the Project improvement plans. Approximate pavement locations are shown on Figure 3.11-6. Mitigation Measure 3.11-2: Construction activities associated with the project shall adhere to the requirements of the City of Stockton Municipal Code with respect to hours of operation. The applicant shall ordinarily limit construction activities to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday. No construction shall occur on Sundays or national holidays without a written permit from the City. All construction equipment shall be in good working order and shall be fitted with factory-equipped mufflers. These requirements shall be noted on the Project improvement plans. Mitigation Measure 3.11-3: Project operation shall at all times comply with the provisions of Stockton Municipal Code Chapter 16.60, including Section 16.60.040, which states that new or expanded commercial, industrial, and other land use-related noise sources shall mitigate their noise levels such that they do not adversely impact noise-sensitive land uses (e.g., residences) and do not exceed City noise standards.	City of Stockton Community Development Department City of Stockton Planning Department	Prior to the approval of Project improvement plans, building permits, and during all construction activities Prior to the approval of Project improvement plans, building permits, and during all construction activities	
PUBLIC SERVICES				
Impact 3.12-2: The proposed Project has the potential to require the construction of fire department facilities which may cause substantial adverse physical environmental impacts	Mitigation Measure 3.12-1: Project buildings shall include an Early Suppression, Fast Response (ESFR) fire sprinkler system. This requirement shall be reflected on the Project improvement plans.	City of Stockton Community Development Department/ Fire Department	Prior to approval of building permits	

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MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
(Less than Significant)	Mitigation Measure 3.12-2: The Project applicant shall enter Community Facilities District #2024-1 and pay their fair share fee towards the construction of a planned fire department station in south Stockton.	City of Stockton Community Development Department	Prior to approval of improvement plan	
TRANSPORTATION AND CIRCULATION				
Impact 3.13-1: Project implementation would conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)	Mitigation Measure 3.13-1: The Project applicant shall work with the City of Stockton to implement feasible Transportation Demand Management (TDM) strategies, which would decrease the VMT generated by the Project. Specific potential TDM strategies include, but are not limited to, the following: • Provide public transit service, including improving San Joaquin Rapid Transit District (RTD) transit service connecting workers with existing and future residential developments; • Implement a fair value commuting program or other pricing of vehicle travel and parking; • TDM coordinator for large employers; • Provide an employer sponsored shuttle or carpool and/or vanpool incentive programs. A vanpool will usually service employees' commute to work, while a shuttle will service nearby transit stations and surrounding commercial centers. Employer-sponsored vanpool programs entail an employer purchasing or leasing vans for employee use, and often subsidizing the cost of at least program administration. Scheduling is within the employer's purview, and rider charges shall be set on the basis of vehicle and operating cost; • Provide "end-of-trip" facilities for bicycle riders to encourage the use of bicycling as a viable form of travel to destinations, especially to work. End-of-trip facilities shall include showers, secure bicycle lockers, and changing spaces. • Promote walking and bicycling for employees who live and/or work in the area through the preparation of an Active Transportation Plan; • Incentivize the use of alternative travel modes for travel within the project site through shared use of e-bikes and e-scooters; • Allow flexible work hours and schedule classes to reduce arrivals/departures during peak hours; and • Employer coordination to SJCOG's DIBs program for workers.	City of Stockton Community Development Department	Prior to certificates of occupancy/verification of TDM programs/ongoing annual monitoring	

MITIGATION MONITORING AND REPORTING PROGRAM

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ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<i>The TDM Plan shall be submitted to the City for review, and the effectiveness of the TDM Plan shall be evaluated, monitored, and revised, if necessary. The TDM Plan shall include the TDM strategies which will be implemented during the lifetime of the SSCC Project and shall outline the anticipated effectiveness of the strategies. The effectiveness of the TDM Plan may be monitored through annual surveys to determine employee travel mode split and travel distance for home-based work trips, and/or the implementation of technology to determine the amount of traffic generated by and home-based work miles traveled by employees, which shall be determined in coordination with the City.</i> Mitigation Measure 3.13-2: The project shall implement SJVAPCD Rule 9410. Rule 9410, which requires employers with at least 100 employees to implement a trip reduction/transportation demand management program, or ETRIP. [See Air Quality section.] ETRIP requirements are consistent with a Commute Trip Reduction program recommended by the traffic impact study as a mitigation measure. See also EIR Mitigation Measures TRANS-1 and TRANS-2, which require "end-of-trip" facilities and an employer-sponsored vanpool or shuttle.	City of Stockton Community Development Department	Prior to operation	

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