

APPENDIX D

**MASTER PLAN COMPLIANCE WITH
MITIGATION REQUIREMENTS CONTAINED IN
MOUNTAIN HOUSE GENERAL PLAN AMENDMENT**

APPENDIX D

MASTER PLAN COMPLIANCE¹ WITH MITIGATION REQUIREMENTS
CONTAINED IN MOUNTAIN HOUSE GENERAL PLAN AMENDMENT FINAL EIR JANUARY 1993

Mitigation Measure	Master Plan Element Containing Policies	Complies with Mitigation Requirement	Explanation
Land Use and Agricultural Issues			
4.1-1(a)	--	N/A	Loss of Prime Farmland is an unavoidable adverse impact.
4.1-1(b)	--	No	No per acre agricultural mitigation fee has been established or proposed by the County, and no such program is included in the MP or SP.
4.1-2(a)	Chapter 3, 4	No	Maximum buffer width 210 feet to nearest dwelling. No provisions for conservation easements in buffer area.
4.1-2(b)	Chapter 3, 4	Partial	West boundary fencing and materials identified as band of Community Edge landscaping in MP; demonstration of effectiveness not addressed. Sound attenuation measures not addressed.
4.1-2(c)	Chapter 4	Partial	Effectiveness of agricultural wire fencing to prevent trespassing and littering is not addressed.
4.1-2(d)	Chapter 3	Partial	Buyers to be notified only about "unique agricultural uses or operations" that may impact residential uses
4.1-2(e)	Chapter 3	Yes	MP includes notification of Right-to-Farm ordinance by delivery of the subdivision report.
4.1-3	--	--	Refer to Mitigation Measures 4.15-2 and 4.16-3
4.1-4	Chapter 6	Partial	Each Tentative Map would include an evaluation of the safety considerations of open canals within a half mile of the map area. No specific fencing or signage standards are addressed.
4.1-5	Chapter 3, 4	Partial	Edge treatment would provide partial mitigation; no policies in SP limiting building heights in flight path are included.

Appendix D. Master Plan Compliance (continued)

Mitigation Measure	Master Plan Element Containing Policies	Complies with Mitigation Requirement	Explanation
Zoning and General Plan Issues			
4.2-1(a)	--	N/A	This measure has been deleted from the text.
4.2-1(b)	--	--	Refer to mitigation measures in Section 4.1 of this Table.
4.2-1(c)	Chapter 3	Yes	A neighborhood commercial site is proposed in each of the neighborhoods in SP.
4.2-1(d)	Chapter 3	Partial	No policies are included in the MP for pedestrian trails to connect neighborhood commercial centers and primary employment areas. Detailed trail designs are deferred to the Parks and Open Space Plan to be prepared prior to the submittal of the first Development Permit.
4.2-1(e)	Chapter 9	Yes	MP includes policies for bicycle paths planned along open space corridors and roadways to be implemented at time of road and open space corridor construction.
4.2-1(f)	Chapter 3	No	No open space or agricultural buffers identified on- or off-site in MP or SP.
4.2-1(g)	Chapter 3,4	Yes	MP includes policies and site plan identifying twelve separate neighborhoods sized for 750 to 870 K-8 students. SP complies.
4.2-1(h)	Chapter 3,4	No	MP includes policies and site plan indicating at least 200 units in the Mixed Use/Town Center area, which would presumably be housing above retail. No specific policies address this issue.
4.2-1(i)	Chapter 3	Yes	MP includes policies and site plan for a 1½ acre neighborhood commercial site in each neighborhood; SPI includes neighborhood commercial centers.
Public Services/Parks and Recreation			
4.3.1-1(a)	Chapter 7	No	MP provides no policies to mitigate for inadequate regional park facilities.
4.3.1-1(b)	Chapter 7	No	MP allocates golf courses as private recreation uses.

Appendix D. Master Plan Compliance (continued)

Mitigation Measure	Master Plan Element Containing Policies	Complies with Mitigation Requirement	Explanation
4.3.1-2(a)	Chapter 7	Yes	Applicant has maintained contact and is pursuing cooperation with National Park Service
4.3.1-2(b)	Chapter 7	Partial	Livermore Area Recreation & Park District currently has no trails planned for SP ROW. East Bay Regional Park District recommends a regional and local trail system that connects to the EBRPD regional trails system in adjacent Alameda/Contra Costa area. MP identifies a multi-use path adjacent to railroad ROW and a trail network throughout project; no standards for trail provided, and coordination with EBRPD trails in adjacent areas not addressed.
Public Services/Schools			
4.3.2-1	Chapter 5	Partial	Student generation rates contained in MP provided by LESD and TJUHSD. Assessment of feasibility of year-round schools not addressed. Feasibility studies deferred to School Facilities Plan to be prepared prior to submittal of first Development Permit.
4.3.2-2	Chapter 5	Yes	Interim purchase/use of buses and special vehicles for student transportation.
4.3.2-3	Chapter 5	Partial	Applicant is working with School District to develop School Facilities Plan.
4.3.2-4	Chapter 5	Yes	School siting criteria, and standards for access and surrounding land use, would be consistent with State standards and coordinated with School District at SP.
4.3.2-5	Chapter 4,5	Yes	MP includes policies and site plan that include an additional five acres for support services (corporation yard).
4.3.2-6(a)	Chapter 5	Yes	MP includes policies and site plan that relocates schools away from transmission lines. SP I schools would not be located under transmission lines.
4.3.2-6(b)	Chapter 5	Partial	MP site plan relocates all but one elementary school away from gas pipelines; contains no policies regarding gas pipelines.

Appendix D. Master Plan Compliance (continued)

Mitigation Measure	Master Plan Element Containing Policies	Complies with Mitigation Requirement	Explanation
Public Services/Fire Protection Service			
4.3.3-1(a)	Chapter 6	Yes	MP includes policies outlining CSD involvement in providing fire protection, with paid and volunteer staff, and cross-training of CSD staff.
4.3.3-1(b)	Chapter 6	No	MP does not include any policies re: fire flow requirements, and funding and ownership of fire stations.
Public Services/Police Protection Service			
4.3.4-1	Chapter 6	Yes	MP includes policies outlining "contract with" County Sheriffs initially and transitioning to CSD involvement in providing police protection through contract with County Sheriff.
4.3.4-2(a)	--	No	MP includes no policy for a Marine Patrol.
4.3.4-2(b)	--	No	The County has not adopted a per berth fee to help pay for the County Sheriff's Marine Patrol Division, and the MP has no such policies.
4.3.4-2(c)	Chapter 7	--	No marina design criteria are included in MP.
Public Services/Solid and Hazardous Waste			
4.3.5-1	Chapter 6	Yes	MP provides policies for adherence to County programs for waste reduction and recycling. SP would be required to implement.
Public Services/Libraries			
4.3.6-1	Chapter 5	Yes	Bookmobile service and interim leased library facilities would be provided initially before a permanent on-site library would be constructed.

Appendix D. Master Plan Compliance (continued)

Mitigation Measure	Master Plan Element Containing Policies	Complies with Mitigation Requirement	Explanation
Public Utilities/Water			
4.4.1-1(a)	Chapter 12	Partial	MP does not propose annexation prior to Specific Plan. A "will serve" letter from BBID will be required for all development prior to the submittal of Development Permits.
4.4.1-1(b)	Chapter 12	N/A	MP does not propose use of groundwater, therefore hydrogeological assessment is not required.
4.4.1-2	Chapter 12	Yes	MP states that exchange agreement with the State has been approved and signed by all parties and is now effective.
4.4.1-3	Chapter 12	Yes	MP states agreement between CSD and BBID has been approved and will become effective after formation of CSD.
4.4.1-4(a)	Chapter 12	Partial	Water conservation measures proposed; urban and industrial water reclamation within project area is not proposed in MP. Water demand with conservation projected to be 9,849 AF/year, higher than the 9,413 AF/year that BBID has historically put to beneficial use. Riparian water rights would be exercised to provide remaining water.
4.4.1-4(b)	Chapter 12	No	MP does not propose dual distribution system or urban wastewater reclamation within the project area; justification was limited to stating that the system would be cost prohibitive.
4.4.1-4(c)	Chapter 12	Partial	Water conservation measures are proposed, but not to the maximum extent possible.
4.4.1-4(d)	Chapter 12	N/A	MP states water demand with water conservation will be 9,849 AF/year, which is higher than the 9,413 AF/year that BBID has put to beneficial use. MP states balance of water will come from riparian water rights. Mitigation is therefore unnecessary.
4.4.1-5	Chapter 12	Partial	MP states that a permit for the water treatment plant will be obtained prior to the startup of the plant, instead of Specific Plan approval.

Appendix D. Master Plan Compliance (continued)

Mitigation Measure	Master Plan Element Containing Policies	Complies with Mitigation Requirement	Explanation
4.4.1-6	Chapter 12,13	Partial	Sludge Disposal Program for wastewater treatment and water treatment plants to be included in Development Permits for the plants rather than in SP.
4.4.1-7(a)	Chapter 6	Partial	Hazardous Materials Management Plan will be developed prior to approval of Development Permit for water or wastewater plant.
4.4.1-7(b)	Chapter 6, 12	No	MP provides general discussions only.
Public Utilities/Wastewater			
4.4.2-1(a)	Chapters 13, 14	No	MP states permit applications will not be accepted until the EIR process, Master Plan, and Engineering Report are completed.
4.4.2-1(b)	Chapter 14	Partial	MP states reclamation plan would be approved prior to the submittal of the Development Permit for the Wastewater Treatment Plant.
4.4.2-1(c)	Chapter 13	Partial	MP states reclamation plan would be approved prior to the submittal of the Development Permit for the Wastewater Treatment Plant.
4.4.2-2(a)	Chapter 14	No	MP does not propose on-site reclamation; dual distribution system not proposed.
4.4.2-2(b)	Chapter 14	No	MP defers decision on the location for reclamation.
4.4.2-2(c)	Chapter 13,14	N/A	Treated wastewater is not proposed to be discharged to Old River. Instead reclamation is proposed on agricultural lands.
4.4.2-2(d)	Chapter 13	Yes	Wastewater treatment plant will be designed to meet State regulations for reclaimed water.
4.4.2-2(e)	Chapter 6	Yes	MP proposes a household hazardous waste public information program in compliance with the regional hazardous waste program.
4.4.2-2(f)	Chapter 13	Yes	MP proposes a pretreatment program.
4.4.2-2(g)	Chapter 6	No	MP does not propose hazardous waste collection program; will rely on Tracy Materials Recovery and Transfer station or interim on-site facility for drop-off program.

Appendix D. Master Plan Compliance (continued)

Mitigation Measure	Master Plan Element Containing Policies	Complies with Mitigation Requirement	Explanation
4.4.2-2(h)	Chapter 12	Partial	A report on agricultural drains will be included in all Development Permit submittals; however, drains may be reused for storm drainage. No RWQCB reporting requirement for abandoned drains.
4.4.2-3(a)	Chapter 13	Partial	SP defers evaluation of sludge disposal options to SP II; disposal at landfill is proposed initially; agreement with landfill deferred to CSD.
4.4.2-3(b)	Chapter 13	Partial	No sludge disposal is required in SP. SP defers evaluation of sludge disposal options to subsequent SPs; no discussion of arrangement with landfill provided.
4.4.2-3(c)	Chapter 13,14	Partial	MP contains only general discussion of sludge drying beds.
4.4.2-3(d)	Chapter 13	Yes	MP proposes a pretreatment program.
4.4.2-4(a)	Chapter 13	No	Hazardous Materials Management Plan will be developed prior to approval of Development Permit for water or wastewater plant.
4.4.2-4(b)	Chapter 13	Partial	MP (Appendix 13.A) proposes to use either chlorine gas or UV to disinfect wastewater; exploration of both alternatives to continue. MP provides general discussions only.
Public Utilities/Storm Drainage			
4.4.3-1(a)	Chapter 15	Yes	NOI to SWRCB would be submitted to comply with General Permit.
4.4.3-1(b)	Chapter 15	Yes	MP describes BMPs for erosion control, pollution prevention; future specific plans would meet or exceed anticipated regulations.
4.4.3-3(a)	Chapter 15	Yes	MP states operating budget will be guaranteed.
4.4.3-3(b)	Chapter 15	Partial	Implementations indicate that inlet structure design would allow for velocity reduction; design features and performance criteria not provided.
4.4.3-3(c)	Chapter 15	Partial	Conceptual design described in implementations; performance standards and design criteria not provided.

Appendix D. Master Plan Compliance (continued)

Mitigation Measure	Master Plan Element Containing Policies	Complies with Mitigation Requirement	Explanation
4.4.3-3(d)	Chapter 15	No	Defers retention pond maintenance objectives, activities, and frequencies to pre-construction phase; Operations and Maintenance Manual would include pond maintenance.
4.4.3-3(e)	Chapter 15	Partial	Sediment control will be provided during construction. Defers specific provisions to pre-construction phase.
4.4.3-4(a)	Chapter 15	Partial	Features will be considered; no performance standards or design criteria included in MP.
4.4.3-4(b)	Chapter 15	No	Not addressed in SP.
4.4.3-4(c)	Chapter 15	No	Not addressed in SP.
4.4.3-4(d)	Chapter 15	No	Not addressed in SP.
4.4.3-4(e)	Chapter 15	Partial	MP provides policies for maintenance access. No specific pond layout design in SP.
4.4.3-5	Chapter 15	Partial	Water service to land east of the project site will be maintained; does not address existing tile drains or drainage facilities.
Public Utilities/Gas and Electricity			
4.4.4-1(a)	Chapter 8	No	No PG&E response is documented in SP.
4.4.4-1(b)	Chapter 8	No	No evidence of formal application submitted to PG&E in SP.
4.4.4-1(c)	Chapter 8	No	PG&E approval not secured for open space corridor/land use plan in vicinity of power lines.
4.4.4-1(d)	Chapter 8	No	PG&E approval not secured at MP stage.
4.4.4-1(e)	Chapter 8	No	PG&E approval not secured for SP.
4.4.4-2(a)	Chapter 8	Yes	MP provides for solar energy efficiency of home site orientation and street layout to extent practical.
4.4.4-2(b)	Chapter 8	Partial	MP requires conformance with both Acts. No provisions in SP.
4.4.4-2(c)	Chapter 8	Partial	MP encourages energy efficient design by giving priority to projects incorporating these measures. Not addressed in SP.

Appendix D. Master Plan Compliance (continued)

Mitigation Measure	Master Plan Element Containing Policies	Complies with Mitigation Requirement	Explanation
4.4.4-2(d)	Chapter 8	No	Not addressed in MP or SP.
4.4.4-2(e)	Chapter 8	Yes	MP requires use of landscape materials for energy conservation.
4.4.4-2(f)	Chapter 8	No	Not addressed in MP or SP.
4.4.4-2(g)	Chapter 8	Partial	Policies for shading with landscaping included in MP; no details in SP.
4.4.4-2(h)	Chapter 8	No	MP describes energy conservation measures for project; does not examine feasibility of alternative sources or demonstrate how efficiency would be ensured; no details in SP.
Cultural Resources			
4.5-1(a) through (e)	Chapter 4	No	No provisions for surveys or protection of cultural resources in MP or SP.
4.5-2	Chapter 4	No	No policy in the MP or details in SP.
4.5-3	Chapter 4	Partial	Policies in MP require identification and possible preservation of historic structures. SP does not identify historic structures; defers survey to submittal of first Development Permit.
4.5-4	Chapter 7	Yes	Applicant has maintained communication with National Park Service.
Geology, Soils, and Seismicity			
4.6-1(a)	Chapter 6	No	Erosion and sediment control policies not included in MP or SP.
4.6-1(b)	Chapter 6	N/A	Permits were not submitted at MP or SP stage.
4.6-2	Chapter 6	No	Defers preliminary soils report to subdivision and final map application phase
4.6-3	Chapter 6	No	No policies in MP or SP.
4.6-4	Chapter 15 Appendix 15H	No	Discussion of potential seismic impacts not included in MP. Flood protection alternatives not discussed.
4.6-5	Chapter 6	No	Policies requiring investigation of liquefaction not presented in MP or SP.
4.6-6(a)	Chapter 6	N/A	This is an unavoidable adverse impact.

Appendix D. Master Plan Compliance (continued)

Mitigation Measure	Master Plan Element Containing Policies	Complies with Mitigation Requirement	Explanation
4.6-6(b)	Chapter 6	No	Community earthquake preparedness plan not included in MP, deferred to operation stage.
Hydrology and Water Quality			
4.7-1(a)	Chapter 15	No longer applies	New levee system proposed.
4.7-1(b)	Chapter 15	No	MP does not contain policies for maintenance/inspection of proposed levees.
4.7-2	Chapter 15	No	Specific design and maintenance plan not included in SP.
4.7-3(a)	Chapter 15	Partial	Channel design not specified in MP; policies requiring sedimentation control in creek channel and to control Old River (for 100-year flood) provided. SP defers designs to Development Permit stage.
4.7-3(b)	Chapter 15	No	To be completed for Specific Plan for Neighborhood with Marina. MP contains no policies.
4.7-3(c)	Chapter 15	No	To be completed for Specific Plan for Neighborhood with Marina. MP contains no policies.
4.7-4(a)	Chapter 15	No	To be completed for Specific Plan for Neighborhood with Marina. MP contains no policies.
4.7-4(b)	Chapter 15	No	To be completed for Specific Plan for Neighborhood with Marina. MP contains no policies.
4.7-4(c)	Chapter 15	No	To be completed for Specific Plan for Neighborhood with Marina. MP contains no policies.
4.7-5	Chapter 15	No	To be completed for Specific Plan for Neighborhood with Marina. MP contains no policies.
4.7-6	Chapter 15	No	No policies in MP or implementation in SP.
4.7-7(a)	Chapter 12	No	Reclaimed water will not be used for urban irrigation or industrial operations. Dual distribution system considered financially prohibitive.

Appendix D. Master Plan Compliance (continued)

Mitigation Measure	Master Plan Element Containing Policies	Complies with Mitigation Requirement	Explanation
4.7-7(b)	Chapter 12	No	Refer to 4.4.2-2(b).
4.7-7(c)	Chapters 13 and 14	Yes	Discussion of regulatory requirements included.
4.7-8(a)	Chapter 15	Partial	MP contains policies to comply with regulatory standards. Specific reference to levee erosion not included.
4.7-8(b)	Chapter 15	No	No policies in MP.
Visual Quality			
4.8-1(a)	Chapter 3, 4	Partial	Buffer ranges from 60 to 210 feet (adjacent to residential land uses). Buffer would include residential yards. No discussion of permanent open space easement acquisition for southern portion of project site.
4.8-1(b)	Chapter 3, 4	Partial	MP or SP policies and implementations regarding landscape treatments along major roads includes no discussion of tree spacing. Deferred to Design Manual to be completed.
4.8-1(c)	Chapter 3, 4	No	Conceptual plans provided for roadways. Specific designs deferred to Design Manual.
4.8-1(d)	Chapter 4	No	Deferred to Design Manual
4.8-1(e)	Chapter 4	No	Deferred to Design Manual
4.8-2(a)	Chapter 3	No	View corridors towards the foothills and Mt. Diablo not addressed in MP or SP.
4.8-2(b)	Chapter 3, 4	Partial	Landscape treatment along road between Grant Line and Byron roads would include bike/pedestrian trail west of roadway; proposed tree-line could obstruct views to west.
4.8-3(a)	Chapter 3, 4	Yes	Maximum height of four stories.
4.8-3(b),(c)	Chapter 4	No	MP requires insufficient setbacks from industrial land uses.
4.8-3(d)	Chapter 3, 4	Yes	Height limits in MP.
4.8-4(a),(b)	Chapter 7	Yes	MP indicates preservation of trees found suitable for preservation.

Appendix D. Master Plan Compliance (continued)

Mitigation Measure	Master Plan Element Containing Policies	Complies with Mitigation Requirement	Explanation
4.8-5	Chapter 3,4	No	MP or SP contains policies to mitigate light and glare impacts; details deferred to Design Manual.
Fiscal			
4.9-1(a)-(b)	Public Financing Plan	Not applicable	Public Financing Plan not part of this DEIR.
Financial			
4.10-1(a)-(c)	Public Financing Plan	Not applicable	Public Financing Plan not part of this DEIR.
Population, Housing, and Employment			
4.11-1	Chapter 4	Yes	MP includes a Jobs/Housing Program.
4.11-2(a)	Chapter 4	Partial	MP policies and programs may not guarantee sufficient affordable housing. Annual reports required by MP.
4.11-2(b)	Chapter 4	No	Provision of more multi-family rental housing has not been proposed.
4.11-3	Chapter 4	No	Proposed County guidelines for an Affordable Housing Program to be applied to all new communities have not been prepared by the County and are not included in MP.
Public Health and Safety			
4.12-1(a)	Chapter 6	Yes	MP contains policies for site assessments prior to first Development Permit.
4.12-1(b)	Chapter 6	Yes	MP contains policies and implementation for site assessments and remediation, if required.
4.12-1(c)	Chapter 6	Yes	MP contains policies and implementation to remediate to meet local and state requirements.
4.12-1(d)	Chapter 6	Yes	MP contains implementations for location of pipelines and setbacks.
4.12-1(e)	Chapter 6	Yes	MP contains policies and implementation to remediate to meet local and state requirements.
4.12-1(f)	Chapter 6	Yes	MP contains provisions for site assessments and remediation.

Appendix D. Master Plan Compliance (continued)

Mitigation Measure	Master Plan Element Containing Policies	Complies with Mitigation Requirement	Explanation
4.12-1(g)	Chapter 6	Yes	MP contains implementation for submittal of plans to owners of pipelines.
4.12-2(a)	Chapter 6	Partial	MP contains policies for site assessments prior to first Development Permit.
4.12-2(b)	Chapter 6	Yes	MP contains policies and implementation for remediation in accordance with local and state requirements.
4.12-2(c)	Chapter 6	Yes	MP contains policies and implementation for remediation in accordance with local and state requirements.
4.12-2(d)	Chapter 6	Yes	MP contains policies and implementation for remediation in accordance with local and state requirements.
4.12-2(e)	Chapter 6	Yes	MP contains policies and implementation for remediation in accordance with local and state requirements.
4.12-2(f)	Chapter 4	Partial	100- to 210-foot buffer from nearest residential building proposed instead of a 500-foot buffer.
4.12-3(a)	Chapter 6	Yes	MP proposes a site assessment for effects on residential uses within 1,000 feet of existing dairies.
4.12-3(b)	Chapter 6	No	MP does not contain programs to evaluate seals on existing domestic or irrigation wells.
4.12-4	Chapter 6	Yes	MP contains policies and implementation for site assessments and remediation.
4.12-5(a)	Chapter 6	No	MP does not contain implementation for contacts with PG&E to assess the presence of PCBs.
4.12-5(b)	Chapter 6	Partial	Field strengths not addressed in SP; MP implementation for setbacks.
4.12-5(c)	Chapter 6	Partial	Land uses adjacent to easements not in open space. Implementation for continual EMF data research.
4.12-5(d)	Chapter 6	Yes	Setback standards of Dept. of Education would be implemented.

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Mitigation Measure	Master Plan Element Containing Policies	Complies with Mitigation Requirement	Explanation
4.12-5(e)	Chapter 6	Yes	Public information program regarding EMF included in MP.
4.12-6	Chapter 6	No	MP does not contain policies or implementation for asbestos abatement.
4.12-7	Chapter 6	No	MP does not contain implementation for assessing public health risks from the landfill.
4.12-8	Chapter 6	Yes	Compliance with applicable regulations.
4.12-9	Chapter 15	No	MP does not include a policy for preparation of an Emergency Flood Response Plan.
4.12-10	Chapter 6	Yes	Mosquito Abatement Program included in MP.
4.12-11(a)	Chapter 6	Partial	MP contains provisions for 1,000-foot setback from railroad tracks for schools. No policies or programs address general issue of railcar emergencies.
4.12-11(b)	Chapter 6	No	MP does not contain implementation for emergency plans to include response to rail accidents.
4.12-12(a)	Chapter 6	Partial	MP contains some programs that address pipeline safety.
4.12-12(b)	Chapter 6	No	No implementation for response plans for businesses adjacent to rails.
Biotics			
4.13-1(a)	Chapter 7	No	This is an unavoidable adverse impact.
4.13-1(b)	Chapter 7	No	MP and SP do not contain kit fox mitigation. This is an unavoidable adverse impact.
4.13-1(c)	Chapter 7	Partial	MP contains some pre-construction and construction mitigation measures. However, many of these specific measures are not consistent with the original BioSystems recommendations.
4.13-1(d)	Chapter 7	No	MP does not provide policies or implementation.
4.13-2(a)	Chapter 7	No	MP does not fully mitigate loss of Swainson's hawk foraging habitat.

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Mitigation Measure	Master Plan Element Containing Policies	Complies with Mitigation Requirement	Explanation
4.13-2(b)	Chapter 7	No	MP does not contain a mitigation program for on-site habitat preservation or for mitigation at a ratio of 1:1.
4.13-3(a)	Chapter 7	Yes	MP contains policies and implementations to mitigate loss of foraging habitat for other special status birds.
4.13-3(b)	Chapter 7	Partial	MP does not contain specific implementations to protect on-site population of Mason's lilaepsis.
4.13-3(c)	Chapter 7	Partial	MP does not contain specific implementations to survey for or protect any local population of California hibiscus.
4.13-3(d)	Chapter 7	No	MP does not contain implementations to survey for or protect any local populations of Delta smelt.
4.13-3(e)	Chapter 7	Yes	MP does not contain implementations for pre-construction raptor surveys.
4.13-4(a)	Chapter 7	Partial	Some implementations would conflict with objective of restoring habitat value of corridor; and sequence of restoration may limit wildlife habitat value.
4.13-5	Chapter 7	Partial	Structures would not be set back adequately from wetlands.
4.13-6(a)	Chapter 7	No	MP does not contain detailed policies or implementation for specific studies.
4.13-6(b)	Chapter 7	No	No policies in MP.
4.13-6(c)	Chapter	No	(Refers to other mitigation measures in Hydrology/Water Quality section.)
Transportation			
4.14-1(a)	Chapter 10	No	MP does not propose that County adopt a Transportation Systems Management program.
4.14-1(b)	Chapter 10	No	MP does not propose that County adopt a Trip Reduction Ordinance.
4.14-1(c)	Chapter 10	Yes	MP includes policies and programs to implement a Transportation Management Organization and program.

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Mitigation Measure	Master Plan Element Containing Policies	Complies with Mitigation Requirement	Explanation
4.14-1(d)	Chapters 9, 10	Yes	MP includes policies and programs for park-and-ride lots; bus transit stations, shelters and literature; promotion of HOV lanes to access project; and bike and pedestrian networks within project.
4.14-1(e)	Chapter 9	Yes	MP includes policies and programs for transit service, although funding is still unclear.
4.14-1(f)	Chapter 9	Yes	MP includes policies and measures for local transit service.
4.14-1(g)	Chapters 3, 9, 10, 17	Partial	MP includes detailed land use monitoring discussion in Chapter 3, but transportation monitoring program in Chapter 9 is incomplete as proposed.
4.14-1(h)	Chapter 9	Yes	SP identifies transit stop locations.
4.14-1(i)	Chapter 3	Yes	MP includes policies and designations for local neighborhood serving commercial uses.
4.14-1(j)	Chapter 9,10	Yes	MP discusses possibility of UP train station south of project with "fair share" project funding.
4.14-2(a)	Chapter 9	Yes	MP includes measures for project "fair share" funding of I-580 truck climbing lane improvements, and participation in a Strategic Plan for the Altamont Corridor.
4.14-2(b)	Chapter 9	Yes	MP includes policies for "fair share" project funding of Project Study Reports and identified improvements to interchanges and mainline facilities.
4.14-2(c)	Chapter 9	Partial	MP Appendix 9-F includes a PSR schedule that could be approved by Caltrans for two interchanges only.
4.14-2(d)	Chapter 9,10,16	Partial	(See 4.14-1(g) above.) An adequate transportation monitoring program is still not proposed in MP.
4.14-3(a)	Chapter 9	Yes	Policies for preparation of a PSR for I-205/Patterson Pass interchange and measures propose specific phased improvements.

Appendix D. Master Plan Compliance (continued)

Mitigation Measure	Master Plan Element Containing Policies	Complies with Mitigation Requirement	Explanation
4.14-3(b)	Chapter 9	Yes	Policies for preparation of a PSR for I-580/Grant Line interchange and measures propose specific phased improvements.
4.14-3(c)	Chapter 9	No	MP does not include policies for preparation of PSRs for I-205/11th Street and I-580/Patterson Pass interchanges or propose specific phased improvements.
4.14-3(d)	Chapter 9	Yes	(See 4.14-2(a) above.)
4.14-4(a)	Chapter 9	Partial	MP includes policies requiring project "fair share" contributions to improvements of arterials such as Patterson Pass, Grant Line (east and west), and Byron Road (to Contra Costa County line). MP does not include measures for "fair share" improvements to Altamont Pass Road, 11th Street, or Tracy Blvd. No policies for review and coordination of arterial improvements with City of Tracy.
4.14-4(b)	Chapter 9	Partial	MP includes measures outlining a transition from demand response transit service to Tracy (initially), then regional fixed route service to Tracy, Stockton, LLL, and BART (before occupancy of 4,100 housing units), then frequent fixed route service (before occupancy of 8,200 housing units). Includes measures requiring "fair share" contribution, but no policies related to coordination with City of Tracy to relieve auto congestion of 11th Street and Grant Line Road.
4.14-4(c)	Chapter 9	No	MP does not include a continuous Grant Line Road alignment at Byron Road, and does not address the need for a grade-separated rail crossing.
4.14-4(d)	Chapter 9	Yes	MP includes measures requiring fair share contribution to widen Grant Line to 4 or 6 lanes, but does not discuss the possibility of building HOV lanes.
4.14-4(e)	Chapter 9	Yes	MP includes measures requiring widening of Patterson Pass Road up to 8 lanes, if needed, with total project funding.

Appendix D. Master Plan Compliance (continued)

Mitigation Measure	Master Plan Element Containing Policies	Complies with Mitigation Requirement	Explanation
4.14-5(a)	Chapter 9	Yes	MP includes specific improvements, including signalization of intersections, with proposed channelization at intersections.
4.14-5(b)	Chapter 9	Partial	(See 4.14-4(e) above.) MP does not call for an HOV southbound lane on Patterson Pass Road.
4.14-5(c)	Chapter 9	Yes	MP does not include a future extension of Marina Blvd., but traffic analysis indicates it is not needed.
4.14-6(a)	Chapter 9	Yes	MP includes parking minimum and maximum requirements and shared parking ratios for certain uses.
4.14-6(b)	Chapter 9	Yes	MP includes mixed use districts with possibility of shared parking.
4.14-7(a)	Chapter 9	Yes	MP includes measures for "fair share" funding of off-site Class II and III bike lanes along roads that will be widened by the project.
4.14-7(b)	Chapter 9,10	Yes	Bicycle facilities included in roadway cross-sections and other bike-related amenities included (e.g., showers in buildings).
4.14-8(a)	Chapter 9	Yes	Improvements for at-grade and separated railroad crossings are specified in measures in MP.
4.14-8(b)	Chapter 9	Yes	MP includes a measure calling for a barrier to be constructed along railroad tracks.
4.14-8(c)	Chapter 9	Yes	MP includes measures calling for the extension of Patterson Pass Road across SP tracks and closure of Wicklund Road crossing.
4.14-8(d)	Chapter 9	No	MP does not include a measure calling for Mt. House Creek pedestrian/bike crossing of SP tracks to be submitted to PUC for approval prior to Specific Plan stage.
Air Quality			
4.14-1(a)	Chapter 3	Partial	Measures for "the majority of residences" to be located within one-half mile of a neighborhood center.

Appendix D. Master Plan Compliance (continued)

Mitigation Measure	Master Plan Element Containing Policies	Complies with Mitigation Requirement	Explanation
4.15-1(b)	Chapter 9	Yes	Park and ride and transit facilities included (see Transportation above).
4.15-1(c)	Chapter 9	Partial	Pedestrian/bike paths identified, but not electric car paths.
4.15-1(d)	Chapter 10	Yes	MP specifies TDM and TMO programs consistent with State standards (1.5 peak hour vehicle occupancy).
4.15-1(e)	Chapters 4,8	Partial	MP includes several programs to connect all residences with telecommunications networks, and to encourage telecommuting, but proposed zoning does not allow offices and professional services in single family homes.
4.15-1(f)	Chapter 10	Partial	MP includes programs for limiting fireplaces; low-NOX water heaters; gas or electric lines to backyard; but does not include provision of electric lawn mowers and identification of locations for low emission vehicles throughout the site.
4.15-1(g)	Chapter 9	Yes	MP includes transit programs (see Transportation section above).
4.15-1(h)	Chapters 3,4	Yes	MP includes land use program to locate mutually-supportive land uses adjacent to each other.
4.15-1(i)	Chapter 10	No	MP does not include policies advocating a County adopted air quality in-lieu fee program.
4.15-1(j)	Chapter 10	--	Commercial/industrial uses may have to apply for APCD permits.
4.15-1(k)	Chapter 3	No	MP has no landscape policy requiring one tree per 1,000 sq. ft. of land.
4.15-2	Chapter 3,4	Partial	MP includes 210-foot minimum buffers between agriculture and residential areas.
4.15-3	Chapter 10	Yes	MP includes implementation to comply with SJVUAPCD requirements.
Noise			
4.16-1(a)	Chapter 11	Yes	MP indicates compliance with San Joaquin County General Plan noise policies.

Appendix D. Master Plan Compliance (continued)

Mitigation Measure	Master Plan Element Containing Policies	Complies with Mitigation Requirement	Explanation
4.16-1(b)	Chapter 11	Partial	Setbacks, barriers, and building orientation are methods identified in the MP noise-control strategy. Actual noise levels at future noise sensitive uses would be determined at time of development.
4.16-1(c)	Chapter 11	No	MP includes requirement for acoustical study at SP stage; exterior noise standards would be above 60 dBA L _{dn} .
4.16-1(d)	Chapter 11	Yes	MP includes requirement for acoustical study at SP stage; exterior noise standards would be above 60 dBA L _{dn} .
4.16-1(e)	Chapter 11	Yes	MP has implementation for interior noise levels of 45 dBA L _{dn} .
4.16-1(f)	Chapter 11	No	Periodic noise monitoring will take place. Resident notification is not proposed.
4.16-2	Chapter 11	Yes	Master Plan noise analysis will be reviewed as part of each Specific Plan to determine if update is required.
4.16-3	Chapter 11	Yes	MP will include sound berms and/or soundwalls along impacted community edges.
4.16-4(a)-(d)	Chapter 11	No	MP contains no programs or policies to mitigate construction noise.
Growth Inducing Impacts			
--	None	Partial	Limited buffer zones provided; deed restrictions not discussed; water and wastewater facilities scaled to project buildout only.

Notes: MP = Master Plan
 SP = Specific Plan I
 PC = Pre-construction stage
 N/A = Monitoring not required at MP or SP stage.

¹ This table analyzes compliance with mitigation measures that are to be implemented in part or fully at the Master Plan stage. The table also analyzes compliance with some of the measures that were to be implemented at the Specific Plan stage or later stages, but have been completely or partially complied with at the Master Plan stage. These latter measures and the level of compliance is indicated by the parenthetical phrase "(Review at SP stage)."