

**MOUNTAIN HOUSE MASTERPLAN AND SPECIFIC PLAN I
SAN JOAQUIN COUNTY MITIGATION MONITORING PROGRAM**

Impact ¹	Mitigation Measure	Monitoring Requirements	Person/ Agency Responsible ²	Timing or Frequency of Monitoring ³
<p>Many of the mitigation measures from the Final Environmental Impact Report have been incorporated into the Master Plan, Master Plan Appendices, Specific Plan I, and Public Financing Plan. Some mitigation measures have been included as Amendments to the San Joaquin County General Plan and/or the Mountain House Development Title. Compliance with these mitigation measures will occur as a function of the implementation of these various plans.</p>				
<p>WATER SUPPLY</p>				
<p>M4.4.1-1 Inadequate raw water storage facilities may result in interruption of water service, especially if restrictions on water diversion were imposed by State or Federal agencies.</p>	<p>a) If potential or proposed restrictions on diversion would cause the confirmed water supply to be insufficient to serve the project as proposed in the Master Plan, then the specific plans shall identify additional water conservation/reuse measures to be incorporated into the project to ensure that the demand would not exceed the confirmed supply.</p>	<p>Review of Subsequent Specific Plans.</p>	<p>SJCDPW</p>	<p>SP</p>
<p>M4.4.1-5 Water treatment sludge disposal could adversely impact local water quality or unnecessarily occupy scarce landfill space.</p>	<p>a) Industrial reuse of water treatment sludge shall be practiced to the maximum extent possible. The Community Service District shall consider other disposal options only if industrial reuse were infeasible.</p>	<p>Plan review.</p>	<p>MHCSD, SJCDPW</p>	<p>DP for water treatment plant</p>
<p>M4.4.1-6 An uncontrolled release of hazardous materials associated with water treatment practices could potentially occur and impact water resources and public health.</p>	<p>a) Chemical Selection and Facilities. Prior to the plants, chemicals associated with water and wastewater treatment operations shall be carefully selected to minimize the hazard. Chemical handling and storage facilities shall be designed to minimize and effectively mitigate the potential for accidental releases, including such features as secondary containment, alarms, remote sensing instruments, and other safety features.</p>	<p>Review Plan/Engineers Report</p>	<p>MHCSD, SJCDPW</p>	<p>DPs for water and waste-water treatment plants</p>
<p>WASTEWATER</p>				
<p>M4.4.2-1 Inadequately treated reclaimed wastewater could impact local surface and groundwaters and public health. Insufficient reclamation sites could result in illegal and inappropriate discharge of treated wastewater.</p>	<p>a) Additional wastewater treatment processes shall be provided if unrestricted use reclamation, including irrigation on-site, industrial/commercial reuse, or surface water discharge were implemented.</p> <p>b) The permit application for the wastewater treatment plant shall include a schedule for design, construction, and permitting for the plant to ensure that the wastewater treatment and reclamation facilities would be operational prior to the approval of the first final subdivision map.</p> <p>c) Each Development Permit for the wastewater treatment plant shall describe the mechanism by which the construction of additional facilities for incremental expansion in treatment capacity shall be completed before the existing capacity is exceeded.</p>	<p>Plan review.</p> <p>Review Development Permit application.</p> <p>Review Development Permit application.</p>	<p>SJCDPW</p> <p>SJCDPW</p> <p>SJCDPW</p>	<p>SP</p> <p>DP for treatment plant</p> <p>DP for treatment plant</p>

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<p>M4.4.2-3 An inadequate wastewater sludge treatment and disposal system could adversely impact water resources and public health. Scarce municipal landfill space may be occupied by sludge if alternative disposal/reuse options were not aggressively pursued.</p>	<p>a) Beneficial reuse of sewage sludge shall be implemented to the maximum extent possible to minimize sludge disposal at a landfill or at a dedicated site.</p> <p>b) Interim Disposal. If the sludge meets acceptance criteria of a specific landfill, the sludge shall be initially disposed of at an appropriately permitted landfill. Sludge shall meet nonhazardous classification and shall be dried to a minimum of 50 percent solids prior to disposal at a landfill. The duration of landfill disposal shall not exceed two years from the startup of the activated sludge treatment process, unless the sludge disposal program described in Implementation e) concludes that landfill disposal of wastewater sludge is the only viable option.</p> <p>c) If landfill disposal of the wastewater sludge were proposed, an agreement or "will serve" letter with a landfill that would accept the sludge for at least the next five years shall be provided with the initial Wastewater Sludge Disposal Plan or subsequent specific plan. If land spreading or dedicated land disposal were proposed, then guarantees of adequate acres for sludge disposal for at least the next five years must be provided. Provisions for sludge disposal shall be updated annually so that there are always firm provisions for disposal for at least five years into the future.</p>	<p>Review of plan.</p> <p>Review documentation of sludge disposal.</p> <p>Review documentation from disposal site.</p>	<p>SJCDPW, MHCSO</p> <p>SJCDPW</p> <p>SJCCDD, SJCDPW</p>	<p>SP</p> <p>SP</p> <p>SP</p>
<p>M4.4.2-5 Failure of the levees around wastewater treatment and storage ponds could cause flooding in the surrounding areas.</p>	<p>a) The wastewater treatment and storage pond levees shall be capable of withstanding a maximum credible earthquake; ponds located within the 100-year floodplain shall prevent inundation due to levee failure along Old River or other nearby waterways, be capable of withstanding the effects of flooding, and shall not impair the structural integrity of existing flood control levees.</p> <p>b) The detailed design of the wastewater treatment and storage pond levees shall be included in the Reclamation Plan and initial Development Permit for the Wastewater Treatment Plant, and in all subsequent reclamation plans where additional ponds are proposed. The pond levees within the 100-year flood plain shall meet, as a minimum, the requirements of Section 65.10 Mapping of Areas Protected By Levee Systems, 44 CFR Ch. 1 and the design standards specified herein.</p> <p>c) The wastewater treatment and storage ponds located within the 100-year floodplain shall be set back from existing flood control levees to not interfere with inspection, maintenance, or repair of the flood control levees, if applicable.</p> <p>d) The wastewater treatment and storage pond levees shall be set back an appropriate distance from existing flood control levees to ensure that there will be no loss of integrity of the flood control levees.</p>	<p>Review pond design.</p> <p>Review pond design.</p> <p>Review pond design.</p> <p>Review pond design.</p>	<p>MHCSO</p> <p>SJCBD</p> <p>SJCBD</p> <p>SJCBD</p>	<p>DP</p> <p>DP</p> <p>DP</p> <p>DP</p>
<p>The direct application of reclaimed water for irrigating crops in the Primary Zone of the Delta (Fabian Tract) could have a detrimental or limiting effect on the variety of crops that can be produced. The construction of storage ponds for reclaimed water could have a detrimental effect on delta islands with their peat soils and high ground water levels.</p>	<p>a) No sewage treatment facilities for Mountain House, including storage ponds, and no areas for disposal of sewage effluent or sewage sludge shall be located in the Delta Primary Zone, as defined by Public Resources Code 29728.</p>	<p>Review of plan.</p>	<p>SJCCDD</p>	<p>SP</p>

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<p>M4.7-4 Shallow groundwater at the project site could present adverse conditions for construction of foundations and detention/retention basins. Ultimate development of the project site could cause a rise in shallow groundwater levels as a result of removal of subsurface drains.</p>	<p>a) Preliminary Soils Report. The soils report required for each subdivision shall identify the seasonal high groundwater level at the site of any detention/retention basins proposed as part of the stormwater management system. The report shall provide recommendations for appropriate design elevations for the detention/retention basins that would avoid saturation or partial filling by groundwater. The report shall specifically address the potential for increased groundwater levels caused by removal or disruption of existing subsurface drains. The report will provide recommendations for subsurface drains for all newly constructed structures or facilities. These recommendations all include provisions for routing and disposal of drain discharges that will not result in adverse flooding or saturation hazards within other areas of the project site.</p>	<p>Review Preliminary Soils Report.</p>	<p>SJCDPW</p>	<p>DP</p>
<p>VISUAL QUALITY</p>				
<p>M4.8-1 The proposed project would significantly alter the existing rural visual quality of the site as seen from local roads, regional freeways, and proposed public pathways.</p>	<p>a) Additional trees shall be provided along Old River where necessary to screen the project from boaters, while still affording views of the water for people using the regional park. Along Old River, the landscaped area shall be planted with species of trees and shrubs compatible with existing riparian vegetation. Species shall also be chosen to provide effective screening so that the public using the levees for walking or bicycling would have a limited view of development on site. Provisions to accomplish this shall be included in the Park and Open Space Plan.</p>	<p>Specific Plan for neighborhoods adjacent to Old River, and Final Park Plan (CSD) for Old River Regional Park</p>	<p>SJCCDD</p>	<p>Prior to approval of Specific Plan adjacent to Old River, and at Final and Construction Plans.</p>
<p>PUBLIC HEALTH AND SAFETY</p>				
<p>M4.10-2 Potential health impacts may result from public exposure to PCBs associated with transformers or electromagnetic fields associated with overhead electrical lines.</p>	<p>a) An information packet shall be prepared by the developer; the packet shall include a summary of major studies regarding EMF effects and a list of reference studies, with copies available to residents upon request. The information packet shall be updated annually.</p>	<p>Review of first SP w/Transmission line easements through residential land uses.</p>	<p>SJCCDD/MHCSD</p>	<p>First SP w/Transmission line easements through residential land uses. Annually thereafter.</p>
<p>M4.10-7 Increased development along the natural gas pipelines traversing the site could increase the risk of pipeline rupture and fire or explosion which could result in death and injury or property damage.</p>	<p>a) Vapor barriers and/or vents shall be included in designs for utility trenches that are not under the jurisdiction of the PUC crossing or within 100 feet of the high pressure gas pipelines to reduce the potential for the migration and accumulation of gas, leaked from a pipeline, in utility trenches. The design of the utility trenches shall be reviewed and evaluated by the Department of Public works prior to final map approval.</p>	<p>Review vapor barrier designs.</p>	<p>SJCDPW</p>	<p>Final Map</p>
<p>BIOLOGICAL RESOURCES</p>				
<p>M4.11-4 In addition to San Joaquin kit fox and Swainson's hawk, proposed development would affect a number of other special-status taxa.</p>	<p>a) A habitat protection plan for Mason's lilaepsis and other special-status taxa which may be encountered during further detailed surveys, shall be prepared prior to approval of any specific plan along Old River. Other special-status taxa of concern include delta smelt, Sacramento splittail, winter-run chinook salmon, and California hibiscus. The habitat protection plan shall be prepared by a qualified plant ecologist in consultation with and meeting the approval, to the extent legally required, of representatives of the USFWS and CDFG. The plan shall provide for the protection of identified populations, addressing potential impacts associated with boating, marina development, water diversion, storm drainage runoff, levee modifications, and recreational use of levee habitat.</p>	<p>Review of Habitat Protection Plan.</p>	<p>SJCCDD</p>	<p>SPs for areas along Old River</p>

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	<p>b) A survey shall be conducted along the banks of Old River to confirm the presence or absence of the California hibiscus on the site, prior to approval of any specific plan which could affect Old River. The survey shall preferably be conducted by a qualified botanist during the blooming period of this species, in August and September. If populations of this species are encountered, a habitat protection plan shall be prepared by a qualified plant ecologist in consultation with representatives of the USFWS and CDFG. The plan shall provide for the protection of identified populations, addressing potential impacts associated with boating, marina development, water diversion, storm drainage runoff, levee modifications, and recreational use of levee habitat.</p> <p>c) A survey shall be conducted to confirm the presence or absence of delta smelt, winter-run chinook salmon, and Sacramento splittail along the river segment bordering the site, prior to approval of any specific plan which could affect Old River. The survey shall be conducted by a qualified fishery biologist using an otter trawl at intervals along the river segment during the spring spawning season and during migration periods. If any of the species is detected, a habitat protection plan should be prepared by a qualified fisheries biologist in consultation with and which meets with the approval of representatives of the USFWS and CDFG. The plan shall provide for the protection and enhancement of existing habitat conditions, addressing potential impacts associated with boating, marina development, water diversion, storm drainage runoff, levee modifications, and recreational use of levee habitat.</p>	<p>Review of survey and documentation from USFWS and CDFG.</p> <p>Review of survey and documentation from USFWS and CDFG.</p>	<p>SJCCDD</p> <p>SJCCDD</p>	<p>SPs for areas along Old River</p> <p>SPs for areas along Old River</p>
<p>M4.11-5 The project would block the movement of most terrestrial species between the eastern base of the Altamont Hills and the Delta-farmland region to the east.</p>	<p>a) The Mountain House Creek Planting and Restoration Measures contained in Appendix 7-A to the Master Plan, referred to in Implementations l), n), dd), ee), and ff) for Objectives 3 and 4 of Parks and Recreation section (Appendix C), should be expanded to include provisions for monitoring, replacement plantings, and re-evaluation of the restoration plan, similar to the provisions contained on pages 27-33 of the "Mountain House Creek Phase One Habitat Restoration Plan" (Zentner & Zentner, 1993c).</p>	<p>Review of Final Creek Park Plan.</p>	<p>SJCCDD</p>	<p>SPs along Creek Plan, periodic monitoring per Appendix 7-A</p>
<p>M4.11-7 Construction and operation of the proposed 60-acre marina would impact the productive inshore zone and riparian edge habitat of Old River.</p>	<p>a) Unless detailed study demonstrates that the potential impacts of the proposed marina on biotic resources could be mitigated to a less-than-significant level, elimination of the proposed 60-acre marina shall be considered in favor of a boat launch ramp and day use parking lot for the private use of the residents of the new community.</p> <p>b) Provisions should be included to minimize disturbance to fish and wildlife habitat of Old River, prevent water quality degradation, and conduct further detailed surveys for special-status taxa as recommended in Mitigation Measures 4.11-4a, b), and c).</p> <p>c) To minimize disturbance to wildlife and riparian habitat along Old River, signs shall be posted along the length of the site fronting Old River, limiting boat speeds to 5 mph to prevent disturbance to wildlife and riparian habitat.</p>	<p>Review of specific plan Neighborhood K.</p> <p>Review specific plan land use map for Marina (Neighborhood K.) On-site inspection.</p>	<p>SJCCDD</p> <p>SJCCDD</p> <p>SJCCDD</p>	<p>SP for marina</p> <p>SP for marina</p> <p>O</p>

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TRANSPORTATION				
M4.12-3 The project would increase traffic volumes on freeway interchanges near the site and would require interchange improvements at Grant Line Road/I-580, Patterson Pass Road/I-205 and Patterson Pass Road/I-580.	a) Interchange improvements on I-205 and on I-580 (west of I-205 junction) should provide for ramp metering with HOV bypass lanes.	Preparation of Project Study Reports.	SJCCDD	PSR's for I-205 and I-580 Interchanges
GROWTH-INDUCING IMPACTS				
The project could result in unavoidable growth-inducing impacts due to the large number of surrounding agricultural parcels.	Buffer zones on the east and west sides of the project should contain deed restrictions to prevent development. I-205 and Old River would minimize growth-inducing impacts for land to the north and south of the project site. The on-site water and wastewater plants should be sized to serve no more than the proposed project to minimize growth inducement.	Review design of buffers, review treatment plan designs.	SJCCDD, SJCDPW	Prior to approval of DP for water & wastewater treatment Plants, C
CUMULATIVE IMPACTS AND MITIGATION MEASURES				
Land use and Agricultural Issues	San Joaquin County should consider imposing impact fees which can be used to purchase development rights or support land trusts. A policy regarding such fees is included in the County's General Plan 2010. Counties within the Central Valley should increase the densities of planned future urban development on agricultural lands to preserve more agricultural and open space lands. Counties within the Central Valley should expand areas zoned for agricultural use. LAFCO findings should be expanded to include the following discussion: the likelihood for removal of additional lands from agricultural production; consistency of projected population with General Plan projections; and consistency with planning policies and zoning.	County to consider adoption of a farmland mitigation ordinance. It is outside the jurisdiction of the County to monitor other governmental agencies.	SJCCDD	O
Public Services/Parks and Recreation	A regional recreational task force should be formed to develop funding mechanisms to expand and maintain regional recreational facilities. San Joaquin County should participate in park planning efforts conducted by the East Bay Regional Park District. San Joaquin County, in conjunction with the cities in San Joaquin County, should develop a fee structure to finance regional parks. As stated in the San Joaquin County General Plan 2010, dedication of parkland or in-lieu fees for local parks will continue to be required. This policy should be expanded to address regional parks.	Form regional task force.	San Joaquin County Parks & Recreation and East Bay Regional Park District	---
Public Services/Fire Protection Service	The County's Development Title proposes development impact fees to be charged for new developments to finance construction of fire protection facilities. Community Service Districts and Community Facilities Districts should be established for new communities to fund added fire protection service.	This mitigation measure has been fully addressed in the Public Financing Plan. Conditions of CSD formation will also insure compliance.	MHCSO, LAFCO	Formation of CSD
Public Services/Police Protection Service	A Community Services District (CSD) should be formed to offset the financial burden of increased costs. In establishing a CSD, residents can choose the level of law enforcement based on assessment costs. Fees collected from the CSD should also be used to increase marine patrol services in the Delta during the summer months. Development fees similar to those assessed for fire protection service should be implemented for police protection service.		MHCSO, LAFCO	Formation of CSD

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Public Utilities/Water Demand	The policy implications of changing irrigation districts, which have historically served only agricultural water users, into multi-purpose water supply agencies should be addressed by the County, and the City of Tracy. Analysis of the fiscal impact should be undertaken, especially regarding the potential pressure to equalize water rates which could affect preservation of farmland in San Joaquin County. The City of Tracy should adopt a similar policy to the County's Water Policy to ensure that urban growth within the City does not cause an increase in overdrafting of the groundwater basin.	Water Districts will not be changed, rather BBID which currently serves the majority of the project will serve the entire site under district consolidation. Adequacy of water service will be reviewed when district consolidation occurs.	LAFCO	District Annexation/ De-annexation
Hydrology and Water Quality	Hydrology and water quality levee stability impacts could be mitigated by appropriate design and maintenance of the south Delta levees as recommended by the DWR's Delta Flood Hazard Mitigation Plan. County policies and regulations, including Section 9-1135 of the County Development Title, which require appropriate control of storm drainage in new developments should be applied to all future projects. The potential impact of increased boating could be mitigated to an insignificant level by establishing and enforcing appropriate boat speed limits, which reduce wake production.	Review of levee status. Review of individual projects. This mitigation is self-monitoring as a result of existing regulation and will be applied on an individual project basis.	SJCCDD, MHCS, SJCS	SPs and DPs adjacent to Old River
Visual Quality	Mitigation measures to reduce the associated visual impacts of growth along I-580 and I-205 would be similar to those recommended for the proposed project which include: extensive setbacks of development from the freeway; significant landscaping to screen development from view; and, continuation of agricultural operations adjacent to the freeway to maintain the existing rural ambience. Permanently-protected open space at the edges of new development would also mitigate potential visual quality impacts.	Review of subsequent Specific Plans and individual Development Permits. Specific mitigation to be applied on individual project basis as specified in Specific Plans.	SJCCDD	SP, C
Biological Resources	The County should participate in the preparation and implementation of a Countywide Habitat Conservation plan for Swainson's hawk, San Joaquin kit fox and other species of concern. Federal and/or State incidental take permits for endangered or threatened taxa should be obtained for the MH and other projects. as required by the wildlife agencies. Copies of the take permits should be submitted to the County prior to issuance of any construction or site improvements to ensure that any off-site replacement habitat is provided before destruction of existing habitat. Stringent zoning controls should be imposed in areas of biological significance as identified by federal and state wildlife agencies.	County is currently participating in the preparation of a Countywide Multi-Species HCP. A separate Swainson's hawk HMP is included in the Master Plan in the event a Multi-Species HCP is not adopted.	SJ County Council of Governments, SJCCDD	Adoption of a Multi-Species HCP

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Air Quality	Similar mitigation measures prepared for the project (i.e., land use mixes to promote non-vehicular travel) should be implemented for all cumulative growth. The County should develop a fee system for all new development, with funds to be used to mitigate air quality impacts.	Compliance with the requirements of the SJVUAPCD is included in the MP.	SJCCDD, SJVUAPCD	C, O
Noise	The County should use noise policies contained in the Noise Element of the General Plan to evaluate potential noise impacts associated with proposed projects. Projects to be located in areas showing large noise increases should require noise studies to quantify the project contribution to the future noise environment. If the noise impacts associated with a specific project are found to be significant, mitigation measures should be proposed to reduce the impact. New, more restrictive noise and land use compatibility criteria for all proposed land uses should be adopted by the County to match criteria of the State of California.	Mitigation is included in the Master Plan. Future SPs will provide site specific noise studies/mitigation.	SJCCDD	SPs, C

¹ Impact Impact description is taken from the Final EIR (Sept 1994).

² Monitoring Agencies

- CDFG = California Department of Fish and Game
- COE = U.S. Army Corps of Engineers
- CVRWQCB = Central Valley Regional Water Quality Control Board
- MHCSD = Mountain House Community Services District
- SJCBD = San Joaquin County Building Division
- SJCC = San Joaquin County Counsel
- SJCCDD = San Joaquin County Community Development Department
- SJCDPW = San Joaquin County Department of Public Works
- SJCEHD = San Joaquin County Environmental Health Department
- SJCMAD = San Joaquin County Mosquito Abatement District
- SJCSD = San Joaquin County Sheriff's Department
- TRFPD = Tracy Rural Fire Protection District
- USFWS = United States Fish and Wildlife Service
- SJVUAPCD= San Joaquin Valley Unified Air Pollution Control District

³ Timing of Monitoring

- C = At construction stage (prior to building permit issuance)
- DP = Prior to submittal of first Development Permit
- O = Ongoing monitoring
- SP = Prior to specific plan approval; this may be one or more specific plans
- SPP = Prior to approval of Special Purpose Plan
- TDM = Prior to approval of Transit Demand Management Plan
- PSR = Prior to approval of Project Study Reports

⁴ Mitigation Reference The letter and number reference as used in the Final EIR.