

Mitigation Monitoring Reporting Plan-PA-2200045 (AUP) November 5, 2024

Impact	Mitigation Measure/Condition	Type of Review		Agency for Monitoring and Reporting Compliance	Action Indicating Compliance or Review	Verification of Compliance or Annual Review of Conditions		
		Monitoring	Reporting			By	Date	Remarks
III. Air Quality	Construction and Operation - Exempt from Off-site Fee		X	San Joaquin Valley Air Pollution Control District	For each project phase, within 30-days of issuance of the first certificate of occupancy, if applicable, submit to the District a summary report of the construction start, and end dates, and the date of issuance of the first certificate of occupancy. Otherwise, submit to the District a summary report of the construction start and end dates within 30-days of the end of each phase of construction.			
III. Air Quality	Construction and Operation - Recordkeeping		X	San Joaquin Valley Air Pollution Control District	For each project phase, all records shall be maintained on site during construction and for a period of ten years following either the end of construction or the issuance of the first certificate of occupancy, whichever is later. Records shall be made available for District inspection upon request.			
III. Air Quality	Construction and Operational Dates		X	San Joaquin Valley Air Pollution Control District	For each project phase, maintain records of (1) the construction start and end dates and (2) the date of issuance of the first certificate of occupancy, if applicable			
III. Air Quality	Improve Walkability Design		X	San Joaquin Valley Air Pollution Control District	9 intersections/square mile			
III. Air Quality	Install Solar Panels		X	San Joaquin Valley Air Pollution Control District	Install solar panels with total output of 12kW			
III. Air Quality	Landscape Equipment		X	San Joaquin Valley Air Pollution Control District	3% Landscape equipment electrically powered			
IV. Biological Resources	Participation in the SJMSCP	X		San Joaquin Council of Governments	The developer shall apply to the San Joaquin Council of Governments (SICOG) for coverage under the San Joaquin County Multi-Species Open Space and Habitat Conservation Plan (SJMSCP). The project site shall be inspected by the SJMSCP biologist, who will recommend which Incidental Take Minimization Measures set forth in the SJMSCP should be applied to the project and implemented. The project applicant shall pay the required SJMSCP fee, if any, and be responsible for the implementation of the specified Incidental Take Minimization Measures.			
IV. Biological Resources	Avoidance and Minimization Measures pertaining to Aquatic Species		X	California Department of Fish & Wildlife	The applicant shall ensure that the following avoidance and minimization measures are incorporated during project construction: - Use of vibratory drives only when installing pilings for docks - In-water work limited to the period between August 1-November 30 to avoid impacts to special-status fish species - Use of underwater sound reduction methods if impact hammer uses is necessary such as the use of an impact hammer cushion block, use of impact hammers during daylight hours only, pile driving during slack tides, using a ramping up technique such that pile strikes gradually increase energy and frequency until full force and frequency are achieved, use of cofferdams, pipe caissons installed with a vibratory hammer to isolate the piles from the water, and the use of a bubble curtain surrounding the piles to be driven - Hydroacoustic monitoring of pile driving to ensure that sound thresholds are not exceeded to avoid injury and death to aquatic species - A 500 meter buffer such that work does not occur within 500 meters of marine mammals until they leave on their own accord.			
IV. Biological Resources	Avoidance of Artificial Light at Night & Light Pole Shielding		X	Community Development Department	During building permit review, the project shall comply with the following: • Project site structures shall be designed to eliminate all non-essential lighting an avoid or limit the use of artificial light during the hours of dawn and dusk when many wildlife species are most active. • The Project shall only use motion-activated lighting to decrease the amount of time artificial night lighting is used and decrease wildlife exposure. • The Project shall ensure that lighting for necessary activities (such as security purposes) is shielded, cast downward, and does not spill over onto other properties or upwards into the night sky. • The Project shall use only LED lighting with a correlated color temperature at or under 2,700 kelvin or less that results in the output of a warm white color spectrum, properly dispose of hazardous waste, and recycle all lighting that contains toxic compounds with a qualified recycler. • All light poles or sources of illumination that are new or replacement installation of existing light sources should be installed with the appropriate shielding to avoid excessive light pollution into natural landscapes or aquatic habitat within the Project site. • The light pole arm length and mast heights should be modified to site-specific conditions to reduce excessive light spillage into natural landscapes or aquatic habitat surrounding the Project site.			