MITIGATION MONITORING/ REPORTING PROGRAM

FOR THE

KAUTZ FARMS RESIDENTIAL SUBDIVISION PROJECT

North Tully Road, Lockeford, CA

November 2025

Prepared for:

San Joaquin County
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1.0 INTRODUCTION

San Joaquin County is considering adoption of the Final Initial Study/Mitigated Negative Declaration (IS/MND) for, and approval of, the Kautz Farms Residential Subdivision Project (project). This document is the Mitigation Monitoring/Reporting Program (MMRP) for the project, which is intended to be adopted by San Joaquin County in conjunction with the IS/MND. The primary source document for the MMRP is the IS/MND, a separate document.

1.1 THE PROJECT

The project proposes County approval of one Tentative Subdivision Map encompassing six existing parcels of land totaling approximately 105.11 acres. The proposed subdivision would divide the project site into 296 lots for single-family residences together with an approximately 8.0 acre lot to be developed as a storm drainage detention basin and park. Streets, utilities and other infrastructure to be constructed as a part of the project would provide service to each proposed residential lot; underground utilities would be installed within proposed subdivision streets as shown on the tentative subdivision map. The project would require County approval of the tentative map, as well as the proposed Zone Reclassification of the project site from its current zoning of AU-20 Agriculture-Urban Reserve to R-L Low Density Residential. The project site is presently designated for Low Density Residential use in the San Joaquin County General Plan.

1.2 CEQA REQUIREMENTS REGARDING MITIGATION MONITORING AND REPORTING

To ensure that mitigation measures included in an IS/MND are implemented, CEQA requires the adoption of a mitigation monitoring and/or reporting program (CEQA Guidelines Section 15074). The Guidelines require that the lead agency:

> " . . . adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to mitigate or avoid significant environmental effects."

These requirements are met by the Mitigation Monitoring/Reporting Program table shown in Section 2.0 of this document. The table lists all of the potentially significant environmental effects of the project as identified in the accompanying IS/MND, identifies all of the mitigation measures needed to reduce these effects to a less than significant level, and identifies the entities that would be responsible for implementing and monitoring implementation of the mitigation measures.

2.0 MITIGATION MONITORING/REPORTING PLAN

The following table summarizes the significant environmental effects that could result from approval of the Kautz Farms Residential Subdivision Project, based on the analysis contained in the accompanying IS/MND. The table identifies 1) each significant effect, 2) how each significant effect would be mitigated, 3) the responsibility for implementation of the mitigation measures, and 4) the responsibility for monitoring of mitigation measures. The table follows the same sequence as the impact analysis in the IS/MND. Environmental issue areas where the project would have no significant effect requiring mitigation measures are also listed for the sake of continuity.

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY	SOURCE INFORMA-TION
3.1 AESTHETICS			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.2 AGRICULTURE RESOURCES			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.3 AIR QUALITY			
The IS/MND does not identify significant effects in this issue area, however, the following SJVAPCD-recommended mitigation measures apply.			
<u>SJVAPCD Requirements Attached to AIA Approval of October 22, 2024</u> 1. The applicant shall pay required Air Impact Fees as prescribed in the AIA approval letter of October 22, 2024. 2. If all or a portion of the project changes ownership, a completed Change in Developer form must be submitted to the District within thirty (30) days following the date of transfer. 3. Dust Control Plan. Applicant may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in District Rule 8021 – Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. 4. Permits. Per District Rule 2010 (Permits Required), applicant may be required to obtain a District Authority to Construct prior to installation of equipment that controls or may emit air contaminants, including but not limited to emergency internal combustion engines, boilers, and baghouses.	The applicant will be responsible for paying Air Impact Fees and notifying the APCD regarding changes in ownership. The contractor will be responsible for obtaining the Dust Control and APCD permit approvals.	The Community Development Director will be responsible for ensuring that fees are paid and notification has been provided to the APCD in the event of ownership change. The Public Works Director will be responsible for ensuring that permit approvals are in place before approving improvement plans.	IS/MND, Section 3.4

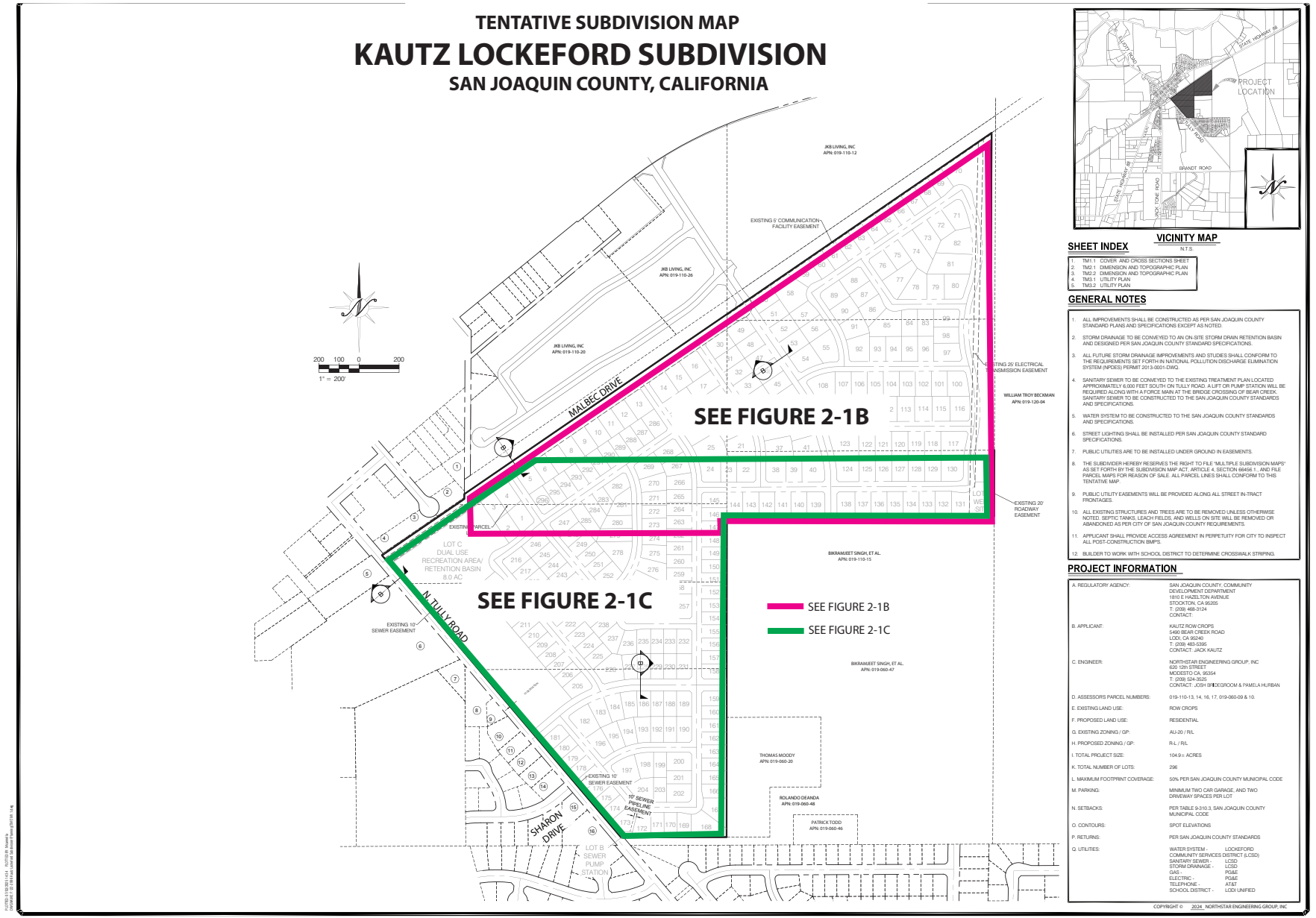
IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY	SOURCE INFORMA-TION
3.4 BIOLOGICAL RESOURCES			
Potential Impacts Special-Status Species.			
BIO-1: The applicant will participate in and obtain coverage for the project under the San Joaquin County Multi-Species Habitat Conservation and Open Space (SJMSCP)prior to ground disturbance. The project applicant shall mitigate for the proportionate loss of potential wildlife habitat from the project site by paying required SJMSCP fees and implementing any Incidental Take Minimization Measures prescribed by the San Joaquin Council of Governments (SJCOG). A biologist representing SJCOG will visit the project site prior to the issuance of Incidental Take Minimization Measures.	The applicant will be responsible for retaining the qualified biologist to perform required surveys and to specify temporal restrictions if required.	The Community Development Director will be responsible for ensuring that biological requirements have been met before authorizing project construction.	IS/MND, Section 3.4
Potential Impacts on State and Federally Protected Wetlands.			
BIO-3: If tree removal is proposed during the general avian nesting season (March 1 through July 31), a pre-construction survey for all species of nesting birds shall be conducted by a qualified biologist. If active nests for any bird species are found, work in the vicinity of the nests shall be delayed until the young have fledged. No survey shall be required if tree removal occurs outside the general avian nesting season.	The applicant will be responsible for retaining the qualified biologist to perform required surveys and to specify temporal restrictions if required.	The Community Development Director will be responsible for ensuring that biological requirements have been met before authorizing project construction.	IS/MND, Section 3.4
3.5 CULTURAL RESOURCES			
Potential Impacts on Archaeological Resources.			
CULT-1: In the event that cultural resources are inadvertently discovered during Project activities, work should be halted within 30 feet of the find and a qualified archaeologist (i.e., archaeologist that meets the qualifications at 36 CFR Part 61) should be retained to assess its potential significance. Construction activities may continue in other areas but may not resume in the area of the find until the significance of the find is assessed and it is appropriately treated. If the find is not significant no additional cultural resources investigations are necessary and Project work may resume in the area of the find. If the find is determined significant, additional cultural resources investigations, such as data recovery excavation, may be warranted and would be determined in consultation with the Project	The applicant's engineer will be responsible for inserting cultural resource reporting requirements in the project plans and specifications. The contractor will be responsible for adhering to the listed notification requirements.	The Community Development Director will be responsible for ensuring that cultural resource reporting requirements are incorporated into the project plans and specifications and observed during construction.	IS/MND, Section 3.5

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY	SOURCE INFORMA-TION
applicant, the County, appropriate Tribes, and any other relevant regulatory agencies or interested parties, as appropriate. CULT-2: In the event of discovery of human remains, which is always a possibility. State of California Health and Safety Code Section 7050.5 covers these discoveries, except on federal lands. This code section states that no further disturbance may occur until the County Coroner has made a determination of origin and disposition of the remains pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately upon discovery. If the human remains are determined to be of Native American origin, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendent (MLD). The MLD must complete an inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.			
3.6 ENERGY			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.7 GEOLOGY AND SOILS			
Potential Impacts on Paleontological Resources and Unique Geologic Features			
GEO-1: In the event that a paleontological resource is inadvertently discovered during Project-related work, regardless of the depth of work or location, work must be halted within 30 feet of the find and a qualified paleontologist (SVP 2010) notified immediately so that an assessment of its potential significance can be undertaken. If the find is determined to be significant, it should be salvaged following the standards of the SVP (2010) and curated with a certified repository such as the UCMP.	The applicant's engineer will be responsible for incorporating applicable geotechnical recommendations in the project plans and specifications. The contractor will be responsible for adhering to the geotechnical recommendations.	The Community Development Director will be responsible for ensuring that geotechnical recommendations requirements are incorporated into the project plans and specifications and observed during construction.	IS/MND, Section 3.7

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY	SOURCE INFORMA-TION
3.8 GREENHOUSE GAS EMISSIONS			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.9 HAZARDS AND HAZARDOUS MATERIALS			
Potential Impacts on Emergency Response and Evacuations			
HAZ-1: Prior to the start of project construction, the developer shall prepare and implement a Traffic Control Plan, which shall include such items as traffic control requirements, resident notification of access closure, and daily access restoration. The contractor shall specify dates and times of road closures or restrictions, if any, and shall ensure that adequate access will be provided for emergency vehicles. The Traffic Control Plan shall be reviewed and approved by the City Department of Public Works and shall be coordinated with Waterford Police Services (Stanislaus County Sheriff's Department) and the Stanislaus Consolidated Fire Protection District if construction will require road closures or lane restrictions.	The contractor will be responsible for preparation and submittal of the Traffic Control Plan to the City for approval.	The Public Works Director will be responsible for review and approval of the Traffic Control Plan.	IS/MND, Section 3.9
3.10 HYDROLOGY AND WATER QUALITY			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.11 LAND USE AND PLANNING			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.12 MINERAL RESOURCES			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY	SOURCE INFORMA-TION
3.13 NOISE			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.14 POPULATION AND HOUSING			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.15 PUBLIC SERVICES			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.16 RECREATION			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.17 TRANSPORTATION			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.18 TRIBAL CULTURAL RESOURCES			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
3.19 UTILITIES AND SERVICE SYSTEMS			
Potential Impacts on Relocation or Relocation of Infrastructure			

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY	SOURCE INFORMA-TION
UTIL-1: Construction plans for the project shall identify existing infrastructure within the project area and provide for avoidance or relocation of the infrastructure as required. To the extent feasible, avoidance of relocation is preferred.	The Project Engineer will be responsible for including infrastructure locations in project plans.	The Public Works Director will be responsible for review and approval of project plans and specifications.	IS/MND, Section 3.19
3.20 WILDFIRE			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			
2.21 MANDATORY FINDINGS OF SIGNIFICANCE			
The IS/MND does not identify significant effects or mitigation measures in this issue area.			



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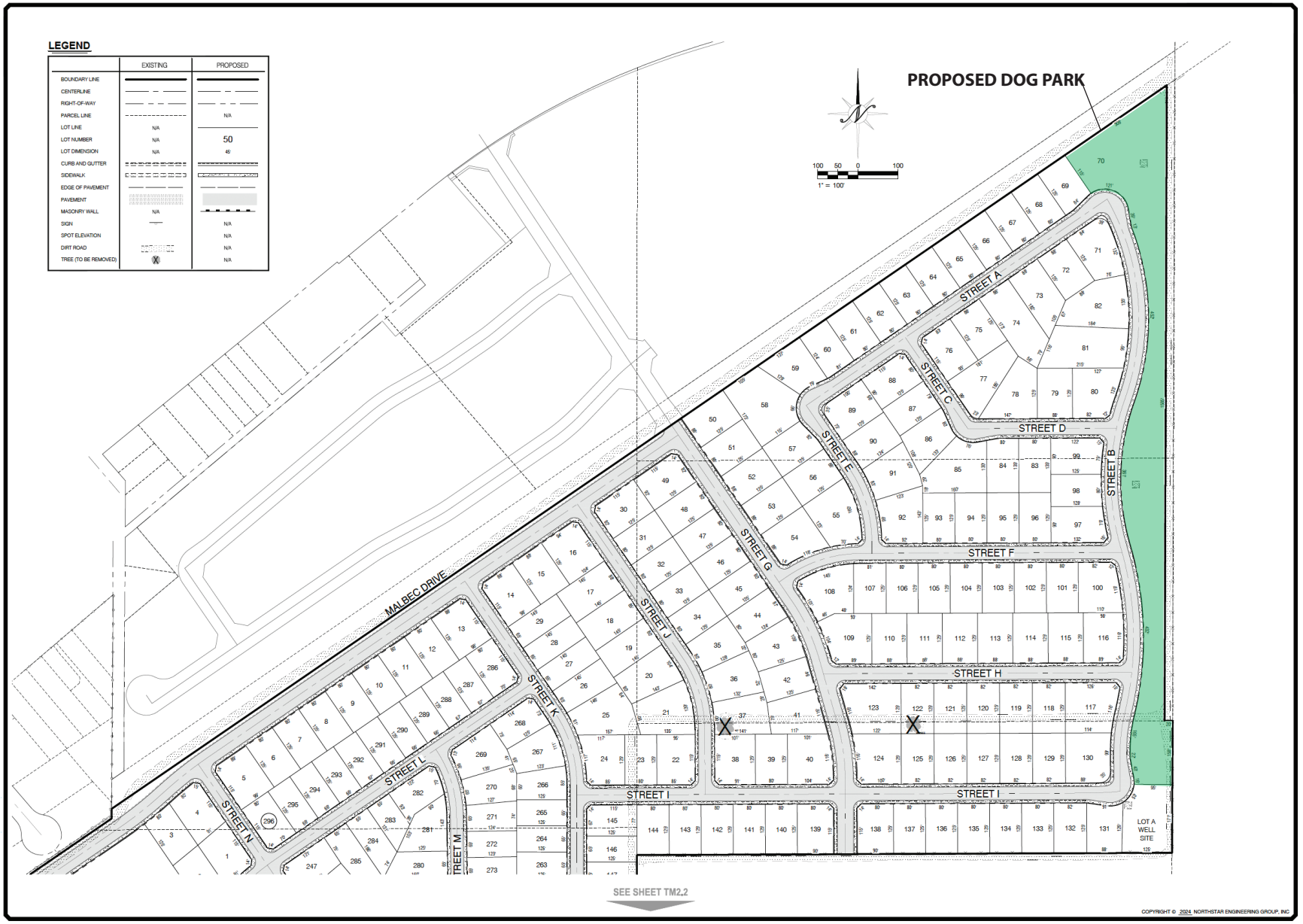
SOURCE: North Star Engineering Group

Figure 2-1A
OVERALL TENTATIVE SUBDIVISION MAP



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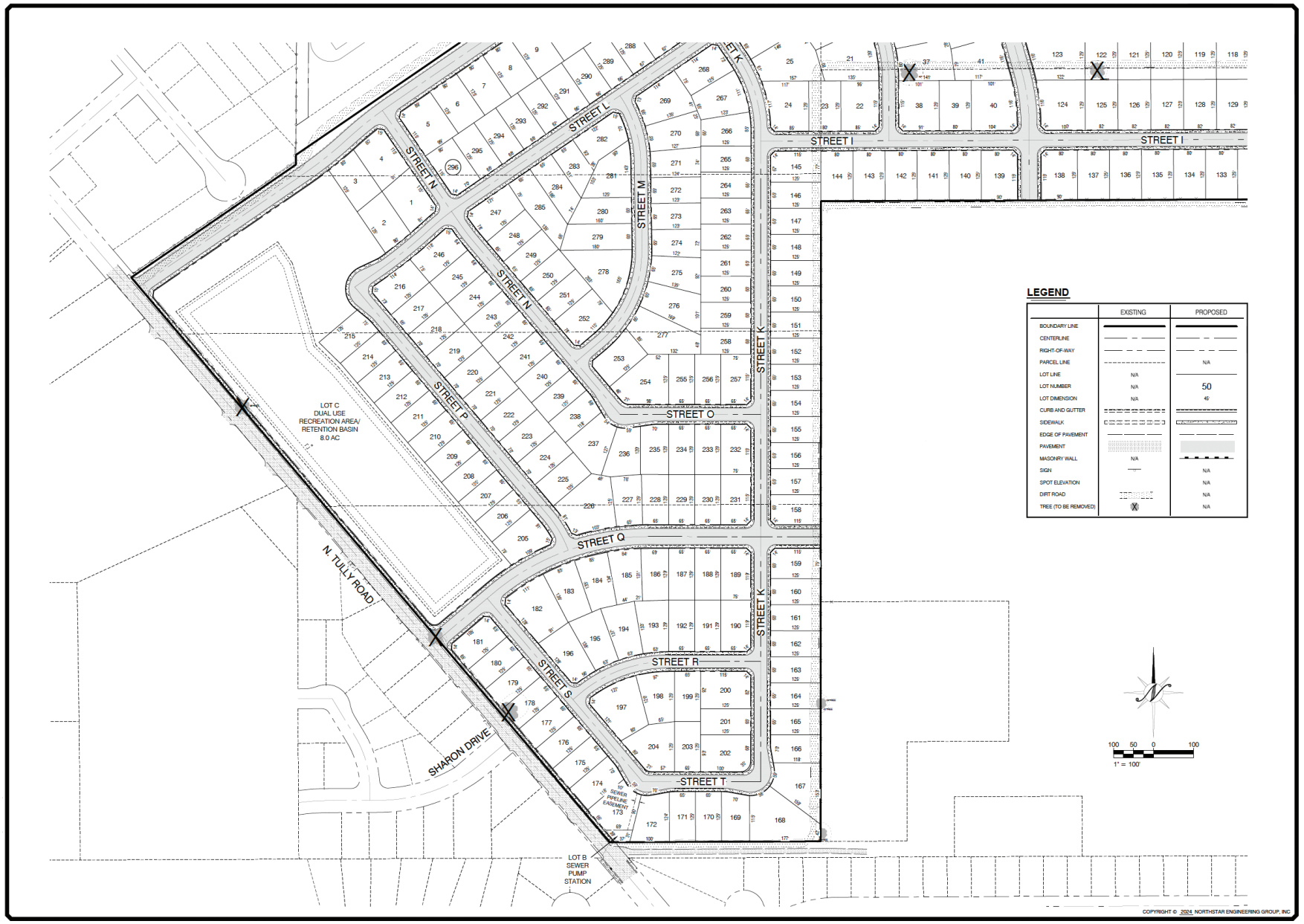
SOURCE: North Star Engineering Group

Figure 2-1B

SECTION 2.1 TENTATIVE SUBDIVISION MAP



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SOURCE: North Star Engineering Group

Figure 2-1C

SECTION 2.2 TENTATIVE SUBDIVISION MAP