

Mitigation Monitoring Program

for the

River Islands at Lathrop Project

State Clearinghouse No. 1993112027

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INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA), the City of Lathrop prepared a Draft and Final Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Project (River Islands) and other related entitlements, including amendments to the City of Lathrop General Plan (General Plan), the West Lathrop Specific Plan (WLSP), and the Lathrop Zoning Code; adoption of an Urban Design Concept (UDC) and a Preliminary Development Plan; amendment to the Lathrop Bicycle Master Plan and to existing Development Agreements; Vesting Tentative Maps; and Williamson Act contract cancellations. The SEIR identifies significant adverse impacts related to project implementation and identifies mitigation measures that would reduce or eliminate most of these impacts.

CEQA (California Public Resources Code §21081.6) and the State CEQA Guidelines (§15091[d] and §15097) require public agencies to adopt a "program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects" (§15097[a]). This mitigation monitoring program (MMP) has been prepared because the SEIR identifies mitigation measures to reduce significant and potentially significant impacts associated with project implementation to less-than-significant levels. It has been prepared to ensure that all mitigation measures identified in the SEIR would be implemented if the project is approved. The Lathrop City Council must adopt the MMP when the SEIR is certified.

ADMINISTRATION AND REPORTING

The City of Lathrop Community Development Department shall be responsible for overall administration of the MMP and for verifying that the necessary actions have been carried out for each measure included in this program.

The Community Development Department shall prepare an annual report on project compliance with the required mitigation measures. The attached MMP table (discussed below) provides the basis for mitigation tracking and reporting. The annual report shall simply and clearly identify whether the mitigation measures are being, or have been, adequately implemented. At a minimum, each report shall identify the mitigation measures or conditions to be monitored for implementation, whether compliance with the mitigation measures or conditions has occurred, the procedures being used to assess compliance, and whether further action is required. Each annual report shall be submitted to the Lathrop City Council by the Community Development Department.

MITIGATION MONITORING PROGRAM TABLE

The annual report submitted to the City Council as discussed above is designed to verify implementation of the mitigation measures. The MMP table that follows may be used by the Community Development Department in its evaluation and may be the basis for annual reporting.

The table consists of the following columns:

- **Mitigation Number:** This column identifies the mitigation measures by number (e.g., 4.6-b) as they appear in the SEIR.
- **Mitigation Measure:** This column describes the mitigation measures that would be implemented under the proposed project. Because the purpose of this MMP (mitigation monitoring) is more focused than that of the SEIR, the language used for the mitigation measures in the following table is sometimes more refined than that used in the SEIR, or only key elements of the mitigation text from the SEIR have been used. This document is intended to aid those monitoring the implementation of mitigation measures, so the language in the table has been streamlined whenever possible; in other cases, more detail has been provided when necessary for clarification.

Mitigation measures associated with traffic impacts that would occur under the 2001 baseline conditions (for all phases of the proposed project) have not been described in detail in this MMP because the conditions assumed under any of the baseline scenarios can no longer occur. Baseline conditions assume no new traffic-generating development or roadway improvements beyond those present in 2001. However, two projects approved by the City and considered part of the 2007 base case scenario (Kentucky Fried Chicken/A&W restaurant and Storage Pro & Self Service Car Wash) have already been constructed. These projects are identified in Appendix Table 6 in Appendix B of the River Islands SEIR, which lists six approved projects in the city of Lathrop that are likely to add traffic to the Louise Avenue/I-5 interchange and are assumed as part of the 2007 base case scenario. In addition, two roadway improvements are already planned for the area. The City of Lathrop has already funded the widening of Louise Avenue to four lanes between I-5 and Harlan Road. That improvement will be completed in 2003. The California Department of Transportation (Caltrans) has scheduled completion of I-205 widening to six lanes from I-5 to the existing six-lane section at 11th Street in Tracy by the end of 2006 or the beginning of 2007. Because new development and roadway improvements have occurred and will occur beyond conditions in 2001, the baseline condition cannot be in effect. Therefore, although evaluation of the baseline condition was valuable for the traffic analysis in the SEIR, mitigation measures developed specifically for the baseline condition are not included in this MMP.

- **Timing/Schedule:** This column identifies the timing when the mitigation measure would be implemented. The following project periods are used to identify the timing for implementation of the mitigation measures:
 - before approval of improvement plans (shall mean each improvement plan),
 - before approval of tentative map (shall mean each tentative map),
 - before approval of final map (shall mean each final map),
 - before approval of site plan review (shall mean each site plan review),
 - before building permit is issued (shall mean each building permit),
 - before land disturbance,

- before construction starts,
- during construction,
- before occupancy, and
- during operation.

In some instances, these timing designations are more specific than those in the SEIR, are slightly modified from those in the SEIR based on anticipated implementation conditions, or provide a timing designation where none was explicitly identified in the SEIR.

- **Implementation Responsibility:** This column identifies the entity or entities responsible for complying with the requirements of the mitigation measure. In some cases, entities other than the City or the project applicant, such as the construction contractor, would be responsible for implementing the mitigation measure.
- **Verification:** These three columns are for verifying compliance with each mitigation measure. The "Monitoring Action" column describes the type of action taken by the City staff to verify implementation. The "Monitoring Responsibility" column identifies the entity or entities responsible for determining whether the mitigation measure was implemented. The "Date Completed" column is to be dated and initialed by the Community Development Department's designated representative for MMP compliance based on the documentation provided by the implementing entity or through personal verification by the Community Development Department's staff.

RIVER ISLANDS AT LATHROP PROJECT MITIGATION MONITORING PROGRAM					
Mitigation Number	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Verification	
				Monitoring Action	Monitoring Responsibility Date Completed
<p>This table represents a summary of the mitigation measures identified in the SEIR for the River Islands at Lathrop Project. For a more complete description of the mitigation measures, please see the referenced mitigation measures in the SEIR. If any conflict exists between this summary and the draft SEIR, the draft SEIR shall control.</p>					
<p>4.4 TRAFFIC</p> <p>The Traffic Monitoring Program identified in several locations below shall be implemented not as a mitigation measure but as a requirement of the River Islands Development Agreement to support implementation of the mitigation measures. In addition to the roadway network already included in the Traffic Monitoring Program, the City must ensure that the program addresses Delta Avenue and MacArthur Drive between Delta Avenue and Arbor Avenue.</p> <p>The project shall pay a fee for its fair share of traffic improvements. For improvements within the city limits, the applicant may be required to build the improvement if needed by the project but would be credited its fair share of the fee.</p>					
4.4-a-4.4-e and 4.4-f-4.4-i	<p>These mitigation measures apply to impacts associated with the baseline (2001) traffic condition. As described in the introductory section of the MMP, titled "Mitigation Monitoring Program Table," the baseline traffic condition can no longer occur, because of recent and near-term future development. Therefore, those mitigation measures developed specifically for the baseline traffic condition are not described in this MMP table.</p>				
4.4-j	<p>Degradation of Level of Service (LOS) at Signalized and Unsignalized Intersections</p> <p>The project applicant shall pay its applicable transportation impact fees to provide the following improvements:</p> <ul style="list-style-type: none"> Louise Avenue/Interstate 5 (I-5) Northbound and Southbound Ramps MacArthur Drive/I-205 Westbound and Eastbound Ramps MacArthur Drive/Arbor Avenue River Islands Parkway/Golden Valley Parkway 	<p>Before building permit is issued</p> <p>Specific timing based on traffic monitoring program</p>	Project applicant	City Building Services	

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4.4-k	<p>Vehicle Backups Extending from One Intersection through an Adjacent Intersection The project applicant shall pay its applicable transportation impact fees to provide improvements to:</p> <ul style="list-style-type: none"> Paradise Road/I-205 Eastbound and Westbound Ramps 	<p>Before building permit is issued</p> <p>Specific timing based on traffic monitoring program</p>	Project applicant	City Building Services	City Building Services	
4.4-l	<p>Degradation of Freeway Operations The project applicant shall pay its applicable transportation impact fees for its fair share contribution for the addition of travel lanes to I-5, State Route (SR) 120, and I-205 as identified in the SEIR.</p>	Before building permit is issued	Project applicant	City Building Services	City Building Services	
4.4-m	<p>Degradation of Freeway Ramp/Freeway Mainline Merge/Diverge Operation The project applicant shall pay its applicable transportation impact fees to provide improvements at the following locations:</p> <ul style="list-style-type: none"> MacArthur Drive Eastbound Off-Ramp Deceleration Lane from I-205 Adjacent to the Freeway Mossdale Road Northbound On-Ramp Acceleration Lane to I-5 Adjacent to the Freeway Mossdale Road Northbound Off-Ramp Deceleration Lane from I-5 Adjacent to the Freeway Manthey Road Southbound On-Ramp Acceleration Lane to I-5 Adjacent to the Freeway <p>If all added freeway lanes described for Mitigation Measure 4.4-l are in place, the above mitigation would not be required.</p>	<p>Before building permit is issued</p> <p>Specific timing based on traffic monitoring program</p>	Project applicant	City Building Services	City Building Services	

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	<p>The City of Lathrop shall ensure that access from the project southbound on Manthey Road to the Manthey Road/I-5 interchange is discontinued when the River Islands Parkway bridge is completed over the San Joaquin River and that no more than 800 residential units are built until San Joaquin River bridge is open.</p> <p>In addition, the City shall ensure that traffic volumes on the I-5/Manthey/Mossdale interchange are included as part of the Stewart Tract Traffic Monitoring Program and shall process the encroachment permit to allow ramp meters to be installed when ramp volumes determined by Caltrans to be critical are reached during Phase 1a. Other developments that add traffic to this interchange shall be responsible for paying their pro-rata share of the cost of the ramp meters.</p>	<p>When two lanes of the River Islands Parkway bridge are operational</p> <p>During annual traffic monitoring</p>	<p>Project applicant</p> <p>City Community Development Department, applicable project applicants</p>	<p>City Public Works Department</p> <p>City Public Works Department</p>		
4.4-o	<p>Degradation of Rural Two-Lane Roadway Operation The project applicant shall pay its applicable transportation impact fees to provide improvements to the following roadways:</p> <ul style="list-style-type: none"> • Paradise Road (River Islands Development to Arbor Avenue) • Arbor Avenue (Paradise Road to MacArthur Drive) • Paradise Road (Arbor Avenue to I-205) • MacArthur Drive (Arbor Avenue to I-205) • Golden Valley Parkway (Paradise Road to River Islands Parkway) 	<p>Before building permit is issued</p> <p>Specific timing based on traffic monitoring program</p>	<p>Project applicant</p> <p>Project applicant or appropriate local jurisdiction</p>	<p>City Building Services</p> <p>City Public Works Department</p>		
4.4-p	<p>Degradation of Stewart Road Operation The project applicant shall construct Stewart Road (in its existing alignment or a modified alignment) to the criteria identified in the SEIR.</p> <p align="center">OR</p>	<p>Specific timing based on traffic monitoring program</p>	<p>Project applicant</p>	<p>City Public Works Department</p>		

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	As alternative mitigation, the project applicant is proposing to have construction traffic enter the site via Manthey Road, and the Paradise Cut levee road via an existing private crossing of the UPRR tracks (formerly Southern Pacific Railroad [SPRR]).					
4.4-q	<p>Degradation of Manthey Road San Joaquin River Bridge Operation</p> <p>Before traffic on Manthey Road reaches 150 vehicles per hour based on the Stewart Tract Traffic Monitoring Program, one of the following measures shall be implemented:</p> <ol style="list-style-type: none"> 1. Post (and regularly enforce) a 15- to 20-mile-per-hour speed limit on the bridge. -or- 2. Stripe and sign the bridge for one-way northbound traffic flow. -or- 3. Stripe and sign a single travel lane on the Manthey Road bridge crossing the San Joaquin River and have alternating signal-controlled northbound and southbound traffic flow. 	Before traffic on Manthey Road reaches 150 vehicles per hour	Project applicant or appropriate local jurisdiction	City Public Works Department		
4.4-r	<p>Proposed Internal Circulation Plan</p> <p>The project applicant shall revise the Phase 1 tentative map to ensure safe and efficient internal circulation for areas indicated in the SEIR.</p>	Concurrent with approval of Phase 1 tentative map	Project applicant		City Public Works Department	
4.4-s	<p>Onsite Pedestrian Circulation</p> <p>The project applicant shall revise the tentative maps to incorporate the following changes.</p> <p>The project applicant shall incorporate the following on the improvement plans:</p> <ul style="list-style-type: none"> • adequate right-of-way for a separate pedestrian trail at all locations along loop trails that are not within close proximity to sidewalks 	Before approval of improvement plans	Project applicant		City Public Works Department	

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	<ul style="list-style-type: none"> adequate pedestrian circulation analysis for all subsequent Phase 2 tentative maps. 	Before approval of Phase 2 tentative map	Project applicant	City Public Works Department	
4.4-t	<p>Onsite Bicycle Circulation The project applicant shall revise the tentative maps to incorporate the following changes</p> <p>The project applicant shall incorporate the following on the improvement plans:</p> <ul style="list-style-type: none"> informational signing along all bicycle routes indicating bicycle riders must obey all traffic laws, including giving the right-of-way to pedestrians and stopping at all stop signs and red signals, onsite bicycle circulation analysis for all subsequent Phase 2 tentative maps. 	<p>Before approval of improvement plans</p> <p>Before approval of Phase 2 tentative map</p>	Project applicant	City Public Works Department	
4.4-v	<p>Construction Traffic The project applicant shall agree to and implement timing and route conditions regulating construction traffic during Phase 1a construction activity.</p> <p>OR</p> <p>As alternative mitigation to the impact along Stewart Road, the project applicant is proposing to have construction traffic enter the site via Manthey Road and the Paradise Cut levee road via an existing private crossing of the UPRR tracks (formerly SPRR).</p>	<p>Before construction starts, during construction</p>	Project applicant, construction contractor	City Public Works Department	

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4.5	AIR QUALITY					
4.5-a	<p>Increases in Regional Criteria Pollutants during Construction In accordance with San Joaquin Valley Air Pollution Control District (SJVAPCD) guidelines, the project applicant shall implement control measures, including SJVAPCD Basic, Enhanced, and Additional Control Measures for short-term construction impacts.</p> <p>In addition, the project applicant shall comply with applicable SJVAPCD rules and regulations, including the requirement of a California Occupational Safety and Health Administration-qualified asbestos survey before demolition.</p>	During construction	Contractor, project applicant		City Public Works Department	
4.5-f	<p>Increases in Long-Term Regional Emissions In accordance with SJVAPCD guidelines, the project applicant shall implement various measures to limit emissions, where applicable and feasible, as recommended in the SJVAPCD Guide for Assessing and Mitigating Air Quality Impacts.</p>	Before approval of final map	Project applicant		City Public Works Department	
4.6	NOISE					
4.6-a	<p>Increases in Short-Term Construction-Generated Noise The project shall comply with the City Noise Ordinance for construction activities.</p> <p>In addition, all construction vehicles or equipment shall be equipped with properly operating and maintained mufflers and acoustical shields or shrouds, construction equipment and truck routes shall be arranged to minimize travel adjacent to occupied residences, and stationary construction equipment and staging areas shall be located as far as possible from sensitive receptors.</p>	During construction	Construction contractor, project applicant		City Public Works Department	

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4.6-b	<p>Stationary Source Noise Generated by Onsite Land Uses As individual facilities, subdivisions, and other project elements are permitted by the City, the City will evaluate the element for compliance with the City's Noise Ordinance and noise policies in the General Plan. Where individual project elements do not clearly comply with interior noise standards included in these guidelines, mitigation measures shall be required to reduce projected interior and exterior noise levels to within acceptable levels; such as use of dual-pane windows and other noise-reducing building materials.</p> <p>In addition, various measures shall apply to noise-generating activities associated with the golf course, such as limiting the times for grounds maintenance.</p>	Before first building permit is issued for noise analysis area	City Community Development Department, project applicant, golf course operator(s)	City Building Services	
4.6-d	<p>Compatibility of the Proposed Land Uses with Projected Onsite Noise Levels As individual facilities, subdivisions, and other project elements are permitted by the City, the City will evaluate the element for compliance with the City's Noise Ordinance and noise policies in the General Plan. Where individual project elements do not clearly comply with interior noise standards included in these guidelines, mitigation measures such as use of dual-pane windows and other noise-reducing building materials and methods shall be required as appropriate to reduce interior noise exposure to the "normally acceptable" levels identified by the City.</p> <p>Where individual project elements do not clearly comply with exterior noise standards included in the City guidelines, mitigation measures such as use of sound walls, vegetative screening, buildings for screening, and setbacks between noise sources and receptors, shall be implemented as appropriate to minimize exterior noise levels.</p>	Before first building permit is issued for noise analysis area	City Community Development Department, project applicant	City Building Services	

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	<p>Where there is a question regarding premitigation or postmitigation noise levels in a particular area, site-specific noise studies may be conducted to determine compliance/noncompliance with City guidelines.</p> <p>In accordance with Title 24 of the California Code of Regulations, the City of Lathrop shall prepare an acoustical analysis for multifamily residences that demonstrates how interior noise levels will achieve a 45-dBA (A-weighted decibel) community noise equivalent level/day-night average noise level (CNEL/L_{dn}), where the exterior noise levels exceed 60-dBA CNEL/L_{dn}.</p>				
4.7 GEOLOGY, SOILS, AND MINERAL RESOURCES					
4.7-b	Ground Shaking Project facilities shall be designed for maximum horizontal ground surface accelerations of at least 0.23 g.	Before building permits are issued and/or before approval of improvement plans	Project applicant		City Building Services or City Public Works Department
4.7-c	Liquefaction A design-level geotechnical study that addresses liquefaction shall be completed for each project development (e.g., housing subdivision, Employment Center subdivision, school, levee segment) before a grading permit is issued. Geotechnical design recommendations included in each study shall be implemented during project construction.	Before grading permit is issued, during construction	Project applicant, construction contractor		City Building Services or City Public Works Department
4.7-e	Lateral Spreading and Landslide A design-level geotechnical study that addresses lateral spreading and landslide shall be completed for each project development (e.g., housing subdivision, Employment Center subdivision, school, levee segment) before a grading permit is issued. Measures to address slope	Before grading permit is issued, during construction	Project applicant, construction contractor		City Public Works Department or City Building Services

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	instability where it may occur shall be implemented during project construction.					
4.7-f	Shrink-Swell Potential A design-level geotechnical study that addresses shrink-swell potential shall be completed for each project development (e.g., housing subdivision, Employment Center subdivision, school, levee segment) before a grading permit is issued. Measures included in the report shall be implemented as appropriate.	Before grading permit is issued, during construction	Project applicant, construction contractor	City Public Works Department or City Building Services		
4.7-g	Corrosive Soils A design-level geotechnical study that addresses corrosive soils shall be completed for each project development (e.g., housing subdivision, Employment Center subdivision, school, levee segment) before a grading permit is issued. Appropriate measures identified in each study shall be implemented during project construction	Before grading permit is issued, during construction	Project applicant, construction contractor	City Public Works Department or City Building Services		
4.8	HYDROLOGY AND WATER QUALITY					
4.8-a	River Islands Development Area (RID Area) Construction Sediment and Water Quality Contamination The City shall ensure that the following measures are completed: <ul style="list-style-type: none"> Prepare and implement a storm water pollution prevention plan (SWPPP) prior to any construction activities that meets the requirements for the California General Permit for construction projects regulated under the National Pollutant Discharge Elimination System (NPDES) and includes specific best management practices (BMPs) to avoid and minimize impacts on water quality during construction activities. Prepare and implement a comprehensive environmental monitoring and mitigation compliance and reporting program for construction and operations of the entire project. 	Before construction starts, during construction Before construction starts	Project applicant, construction contractor(s) Project applicant, construction contractor(s)	City Public Works Department City Public Works Department		

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	<p>The project applicant also shall obtain all necessary permits and meet all requirements specified by local, state, or federal agencies in whole or in part responsible for water quality protection.</p> <p>Spills from construction equipment could release contaminants to waterways. To avoid contamination, the project applicant shall implement best management practices identified in the SEIR.</p>	<p>Before construction starts, during construction</p> <p>During construction</p>	<p>Project applicant, construction contractor</p> <p>Project applicant, construction contractor</p>	<p>City Public Works Department</p> <p>City Public Works Department</p>	
4.8-c	<p>Earth Moving in or Adjacent to Water Bodies To reduce turbidity impacts, the project applicant shall, to the extent possible, implement the measures identified in the SEIR, including:</p> <ul style="list-style-type: none"> Perform breaching operations and all other in-river work, or work immediately adjacent to the rivers, during low tide and during low flows. Work in Paradise Cut only when floodwaters from the San Joaquin River are not present in the cut and there is no immediate threat of floodwaters overtopping Paradise Weir. Perform all interior dredging, grading, and construction of in-water facilities (e.g., dock installation) in the back bays and the widened Paradise Cut channel before breaching levees to the adjacent water body. 	<p>During construction</p>	<p>Project applicant, construction contractor</p>	<p>City Public Works Department</p>	
4.8-e	<p>Utility Crossings Based on the assumption that a bentonite release may occur during directional drilling under the San Joaquin River, detection, containment, and prevention procedures shall be implemented by the project applicant to mitigate the potential effects of a bentonite release. The City of Lathrop shall provide an environmental monitor during all boring operations. All other procedures shall be performed by the drill crew chief, the environmental monitor, or the contractor.</p>	<p>During construction</p>	<p>Project applicant, drilling contractor, City Public Works Department, environmental monitor</p>	<p>City Public Works Department</p>	

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4.8-j	<p>Maintenance Dredging of Back Bays To reduce turbidity impacts during maintenance dredging, the project applicant shall, to the extent possible:</p> <ul style="list-style-type: none"> • Perform dredging during low tide and during low flows. • Use suction dredging to minimize sediment releases. • Adhere to all local, state, and federal regulations regarding turbidity reduction measures and dredged material disposal applicable to this activity, including developing and implementing a SWPPP. 	During operation	Project applicant, reclamation district, homeowners' association, or other appropriate entity	City Public Works Department	
4.8-k	<p>Increased Boat Traffic The project applicant or appropriate entity shall limit boat speeds by establishing "no-wake zones" with maximum 5-mph speeds in all back bays and in locations where docks are installed along the San Joaquin River, Old River, and Paradise Cut. In addition, the project applicant shall provide signage, educational materials, and waste receptacles to further decrease wave action, minimize fuel spills, and avoid boat-related discharges.</p>	Before installation of project docks	Project applicant, reclamation district, homeowners' association, or other appropriate entity	City Public Works Department and City Police Services	
4.8-o	<p>Groundwater Quality during Construction The SWPPP developed and implemented as part of Mitigation Measure 4.8-a must specifically include measures to prevent/minimize sediment and contaminant releases into groundwater during excavations and methods to clean up releases if they do occur.</p>	Before construction starts, during construction	Project applicant, construction contractor	City Public Works Department	
4.9 HAZARDOUS MATERIALS AND PUBLIC HEALTH					
4.9-b	<p>Exposure of Construction Workers, Residents, and Others to Hazardous Materials Before demolition of any structures associated with past and current farming operations (e.g., buildings, aboveground storage tanks, underground storage tanks), the project applicant shall investigate the</p>	Before construction starts, during construction	Project applicant	City Public Works Department	

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	<p>extent to which soil and/or groundwater has been contaminated from these operations. If the results indicate that contamination exists at levels above regulatory action standards, then the San Joaquin County Environmental Health Department (SJEHD) shall be notified and the site shall be remediated in accordance with recommendations made by SJEHD; RWQCB; Department of Toxic Substances Control (DTSC); or other appropriate federal, state, or local regulatory agencies.</p> <ul style="list-style-type: none"> If evidence of previously undiscovered soil or groundwater contamination (e.g., stained soil, odorous groundwater) is encountered during excavation and dewatering activities, the SJEHD shall be notified, and contaminated areas shall be remediated in accordance with recommendations made by SJEHD; RWQCB; DTSC; or other appropriate agencies. Before demolition of any onsite buildings, the project applicant shall have a qualified consultant investigate whether any of these buildings contain asbestos-containing materials and lead. If found, the asbestos-containing materials and lead shall be removed in accordance with U.S. Environmental Protection Agency (EPA) and California Occupational Safety and Health Administration (Cal/OSHA) standards. In addition, all activities (construction or demolition) in the vicinity of these materials shall comply with Cal/OSHA asbestos and lead worker construction standards. 	<p>During construction</p> <p>Before construction starts, during construction</p>	<p>Project applicant</p> <p>Project applicant</p>	<p>City Public Works Department</p> <p>City Building Services</p>	
4.10 PUBLIC SERVICES					
4.10-a	<p>Obstruction of Roadways during Construction</p> <p>The applicant shall prepare and implement traffic control plans for construction activities that may affect road rights-of-way.</p>	<p>Before approval of final plans, during construction</p>	<p>Project applicant</p>	<p>City Public Works Department</p>	

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4.10-b	<p>Increased Demand for Fire Protection Facilities and Services The City shall not authorize the occupancy of any structures in Phase 1a of the proposed project until the proposed interim fire station is in service. As development proceeds through Phase 1 and Phase 2 of the proposed project, the City shall authorize occupancy of new structures only if confirmation of 3- to 4-minute emergency response times to these structures can be provided from existing or new fire stations using Lathrop-Manteca Fire Protection District (LMFPD) methodologies.</p> <p>The LMFPD shall build and equip necessary interim and permanent fire stations, as needed, on land dedicated by the project applicant. The applicant shall pay to the LMFPD all applicable fire service fees and assessments required to pay for its share of fire district facilities and services required to serve the River Islands project.</p> <p>Construction of structures greater than 50 feet in height or four stories will not be permitted by the City until the LMFPD possesses appropriate equipment (e.g., aerial trucks) to provide fire suppression and emergency services to the upper stories of these buildings. The applicant shall pay to the LMFPD all applicable fire service fees and assessments required to pay for its fair share of this equipment.</p>	<p>Phased to coincide with need</p> <p>Service criteria to be met before occupancy permits are issued</p>	<p>Project applicant, City Community Development Department, LMFPD</p>	<p>LMFPD</p>	
4.10-c	<p>Increased Demand for Water-Related Emergency Services and Facilities The project applicant and the LMFPD have developed a tentative agreement regarding the type, cost, schedule, and purchase conditions for a fire/rescue boat to be operated by the LMFPD to address water-related emergency services. The City shall not authorize the occupancy of any project structures adjacent to the San Joaquin River, Old River, Paradise Cut, or the internal project lake until this agreement has been finalized.</p>	<p>Before building permit is issued</p> <p>Before occupancy of applicable structures</p>	<p>Project applicant, LMFPD</p> <p>Project applicant, LMFPD</p>	<p>LMFPD</p> <p>LMFPD, City Building Services</p>	

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4.10-d	Increased Demand for Fire Flow The City shall not authorize the occupancy of any structures until the applicant has confirmed provision of adequate minimum fire flows as required by the LMFPD and the California Fire Code.	Before occupancy	Project applicant	LMFPD, City Building Services		
4.10-e	Increased Demand for Police Protection Facilities and Services The project applicant shall pay the startup and equipment costs incurred in the hiring and training of new police officers, as described in the SEIR. As police officers and support staff members are hired to meet demand associated with the proposed project, the planned Government Center, or similar or interim facilities, shall be completed before Police Department staff exceed available space in the 7th Street building. The project applicant shall also ensure the use of 3M Addressable Opticom Traffic Control Pre-emption devices and detectors/reflectors (or equivalent based on Police Department standards) in all traffic lights for which the project is responsible and the City has jurisdiction.	Before approval of final map During operation	Project applicant City Community Development Department	City Police Services City Police Services		
4.10-f	Increased Demand for Animal Control Facilities and Services The project applicant and City of Lathrop shall negotiate an animal control services agreement. The agreement shall be designed to ensure that resources are available for animal control facilities and staff to expand to meet demand associated with the proposed project.	Before approval of improvement plans	Project applicant	City Public Works Department, LMFPD		
4.10-g	Increased Demand for Public School Facilities and Services The City shall not allow occupancy of any project residences until payment of the state-mandated school impact fee or a mitigation agreement has been executed between the project applicant and the Banta Elementary School District (BESD) and Tracy Unified School District (TUSD) regarding the provision of school services for the proposed project.	Before approval of final map	Project applicant	City Animal Control		
		Before occupancy	Project applicant, BESD, TUSD	City Building Services		

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	The BESD is considering becoming a unified school district and providing high school facilities to grade 9-12 students. If this occurs, and the BESD provides all K-12 school services to the project site, then the mitigation agreement needs to be executed only with the BESD and not with the TUSD.					
4.11 PUBLIC UTILITIES						
4.11-a	Demand for Potable Water After sufficient water supply and infrastructure are in place to support project development, certificates of occupancy shall be issued.	Before occupancy	Project applicant		City Building Services	
4.11-c	Demand for Wastewater Treatment Capacity during Phase 1a and Phase 1 After adequate wastewater treatment capacity and tertiary treatment to Title 22 standards for unrestricted use are available at Water Recycling Plant (WRP) #1 or WRP #3 to serve development, certificates of occupancy shall be issued.	Before occupancy	Project applicant		City Building Services	
4.11-d	Demand for Wastewater Treatment Capacity for Phase 2 After adequate wastewater treatment capacity and tertiary treatment to Title 22 standards for unrestricted use are available to serve a particular development area in Phase 2, certificates of occupancy shall be issued for that area.	Before occupancy	Project applicant		City Building Services	
4.11-g	Demand for Recycled Water Storage and Disposal Capacity for Phase 2 Occupancy of elements of Phase 2 project development that would generate recycled water shall not occur until storage and disposal capacity is provided to address the incremental increase in recycled water generation associated with Phase 2 development. The additional disposal capacity may be provided through either land disposal or discharge to the San Joaquin River.	Before occupancy	Project applicant		City Building Services	

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4.13 AGRICULTURAL RESOURCES					
4.13-a	Conversion of Important Farmland The City of Lathrop and the project applicant shall participate in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SIMSCP). Fees shall be paid to the San Joaquin County of Governments (SJCOG) on a per-acre basis for lost agricultural land during development of both Phase 1 and Phase 2 of the proposed project.	Before construction starts	City Community Development Department, project applicant	City Community Development Department	
4.13-b	Williamson Act Contract Cancellations The project applicant shall continue to allow/promote farming operations as long as possible on Phase 1a and Phase 1 as development proceeds.	During construction, during operation	Project applicant	City Community Development Department	
4.13-c	Adjacent Landowner/User Conflicts The project applicant shall phase the development of agricultural lands in the RID Area (during both Phase 1 and Phase 2) to avoid the fracturing or fragmentation of continuing agricultural operations. As development occurs in the RID Area, fencing, walls, or other suitable barriers such as watercourses shall be established at the interface between development and adjacent agricultural lands. In addition, a buffer zone of at least 150 feet shall be provided between the edge of residential or commercial development and the adjacent agricultural land. Residents and other individuals purchasing property near agricultural lands shall be provided information on the types of conflicts that may occur and appropriate means to address these conflicts, consistent with the City of Lathrop's Right-to-Farm Ordinance.	During construction, during operation During operation	Project applicant, City Community Development Department, adjacent agricultural operators Project applicant	City Community Development Department City Community Development Department	

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4.14 TERRESTRIAL BIOLOGY						
4.14-b	Special-Status Plants The SJMSCP incidental take avoidance and minimization measures for special-status plants shall be implemented as described in the SEIR.	Before land disturbance	Project applicant and/or SJCOG		City Community Development Department, City Public Works Department	
4.14-c	Valley Elderberry Longhorn Beetle The SJMSCP incidental take avoidance and minimization measures for the valley elderberry longhorn beetle (VELB) shall be implemented as described in the SEIR.	Before land disturbance during construction	Project applicant and/or SJCOG		City Community Development Department, City Public Works Department	
4.14-d	Giant Garter Snake The SJMSCP requires full avoidance of known occupied giant garter snake habitat. Based on the lack of evidence during previous focused surveys, the giant garter snake is not expected to be present on the project site. However, if the giant garter snake is discovered on the project site, a separate consultation with USFWS under the federal Endangered Species Act (ESA) and CDFG under the California Endangered Species Act (CESA) may be required. In addition, the SJMSCP and USFWS incidental take avoidance and minimization measures for the giant garter snake shall be implemented as described in the SEIR.	Before land disturbance during construction	Project applicant and/or SJCOG		City Community Development Department, City Public Works Department	

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4.14-e	Western Pond Turtle Measures to locate and move western pond turtles during dewatering of the pond shall be implemented.	During construction	Project applicant		City Community Development Department, City Public Works Department	
4.14-f	Swainson's Hawk The City of Lathrop has obtained a CESA Management Authorization from CDFG for the West Lathrop Specific Plan (WLSP) (1996) to offset the impacts on the Swainson's hawk from development of West Lathrop. The management authorization is dependent on implementation of the WLSP habitat management agreement for Swainson's hawk. However, because the project applicant would seek coverage under the SJMSCP, it is anticipated that the SJMSCP would be the mechanism used to mitigate impacts on the Swainson's hawk from the proposed project. As an alternative, the existing management authorization could be used. If the SJMSCP is used for mitigation, in addition to payment of development fees required by the SJMSCP for funding of the establishment of habitat conservation areas, measures designed to minimize potential loss of Swainson's hawks shall be implemented as described in the SEIR. If the existing management agreement is used, measures included in that agreement shall be implemented.	Before land disturbance, during construction	Project applicant and/or SJCOG		City Community Development Department, City Public Works Department	
4.14-h	Burrowing Owl The SJMSCP incidental take avoidance and minimization measures for burrowing owl shall be implemented as described in the SEIR.	Before land disturbance, during construction	Project applicant and/or SJCOG		City Community Development Department, City Public Works Department	

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4.14-j	Ground-Nesting or Streamside/Lakeside-Nesting Birds The SJMSCP incidental take avoidance and minimization measures for the northern harrier shall be implemented as described in the SEIR.	Before land disturbance, during construction	Project applicant and/or SJCOG		City Community Development Department, City Public Works Department	
4.14-k	Birds Nesting in Isolated Trees or Shrubs Outside of Riparian Habitat The SJMSCP incidental take avoidance and minimization measures for the loggerhead shrike shall be implemented as described in the SEIR.	Before land disturbance, during construction	Project applicant and/or SJCOG		City Community Development Department, City Public Works Department	
4.14-l	Birds Nesting along Riparian Corridors The SJMSCP incidental take avoidance and minimization measures for the white-tailed kite and Cooper's hawk shall be implemented as described in the SEIR.	Before land disturbance, during construction	Project applicant and/or SJCOG		City Community Development Department, City Public Works Department	
4.14-o	Common Tree-Nesting Raptors Preconstruction surveys and temporal or spatial avoidance of nesting raptors shall be implemented.	Before land disturbance, during construction	Project applicant		City Community Development Department, City Public Works Department	

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4.14-q	<p>Riparian Brush Rabbit A consultation with USFWS under the ESA and CDFG under CESA shall be conducted for riparian brush rabbit, and an Incidental Take Permit may be obtained. Specific mitigation measures shall be developed during the consultation process and implemented by the project applicant.</p>	Before land disturbance	Project applicant		City Community Development Department, City Public Works Department
4.14-r	<p>Jurisdictional Waters of the United States and Riparian Habitat The following measures are designed to minimize and mitigate impacts on jurisdictional waters of the United States and riparian habitat.</p> <ul style="list-style-type: none"> • Before project implementation, a determination of waters of the United States, including jurisdictional wetlands and riparian habitat, that would be affected by the proposed project shall be made by qualified biologists through the formal Section 404 wetland delineation process. This is expected to be completed through reverification of the existing wetland delineation. • Authorization for fill of the agricultural ditch and pond, alteration of waters of the United States, and disturbance of riparian habitat shall be secured from USACE via the Section 404 permitting process. • A CDFG Streambed Alteration Agreement is also expected to be required for work within existing levees along the San Joaquin River, Old River, and Paradise Cut. • The acreage of jurisdictional habitat removed shall be replaced or restored/enhanced on a "no-net-loss" basis in accordance with USACE and CDFG regulations. • Measures to minimize erosion and runoff into drainage channels shall be included in all drainage plans. 	Before construction starts, during construction, during operation	Project applicant		City Community Development Department, City Public Works, City Public Works Department

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4.14-s	Wildlife Corridors The following action is designed to address inconsistency with the SJMSCP. Coordination with the SJMSCP Technical Advisory Committee, Joint Powers Authority, and resource agencies (e.g., USFWS and CDFG) shall be conducted, as appropriate, to obtain a minor revision, minor amendment, or major amendment to the SJMSCP. During this coordination process, it shall be determined whether any compensation would be required.	Before construction starts	Project applicant and/or SJCOG		City Community Development Department	
4.14-t	Biological Resources Associated with Offsite Facilities Biological resources potentially occurring at or near offsite project facilities and potential impact mechanisms would be the same as those identified previously for the RID, PCC, and PCIP Areas. Therefore, the mitigation approach described for the primary project area also would function for offsite facilities. The project applicant shall participate in the SJMSCP for the offsite facilities and implement Mitigation Measures 4.14-b, -c, -d, -e, -f, -h, -j, -k, and -l (measures summarizing SJMSCP minimization measures) as appropriate based on the resources present. Mitigation Measures 4.14-o, -q, and -r also shall be implemented as appropriate based on the resources present.	Before land disturbance, before construction starts	Project applicant and/or SJCOG		City Community Development Department, City Public Works Department	
4.15 FISHERIES						
4.15-b	Levee Breaching The City shall ensure that as project development proceeds, SWPPPs are prepared and implemented during construction. The City shall also ensure that all water quality requirements imposed by regulatory agencies (e.g., NMFS, USFWS, RWQCB, USACE) are implemented during project construction. In-water work shall be avoided and/or minimized during months when fish species are more susceptible to disturbance, particularly chinook salmon and Sacramento splittail.	Before construction starts, during construction	Project applicant, construction contractor		City Public Works Department	

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4.15-c	Bridge and Utility Crossings The SWPPP used for the directional boring of the 4-inch natural gas pipeline under the San Joaquin River shall include specific measures to avoid, minimize, and, if necessary, clean up bentonite/drilling slurry releases into the river.	Before construction starts	Project applicant	City Public Works Department	
4.15-d	Paradise Cut Bridge All construction activities in Paradise Cut must be completed during non-flood flows, when the San Joaquin River is not overtopping the Paradise Weir and there is no immediate threat of the river overtopping the weir.	During construction	Construction contractor	City Public Works Department	
4.15-j	Maintenance Dredging of Back Bays Dredging of back bays would be permitted only between July 1 and August 31, the period when special-status fish species that could occur in the project area are least likely to be affected. The dredging window described above may be altered based on the consultation with USFWS and NMFS.	During operation	Project applicant, reclamation district, homeowners' association, or other appropriate entity	City Public Works Department	
4.16 CULTURAL RESOURCES					
4.16-a	Listed Archaeological Sites The City of Lathrop shall retain an architectural historian to completely record the railroad drawbridge associated with site RI-2 (also called RI-13H) (P-39-00002) within the project area. In addition, as the project is developed, a public interpretive feature such as a plaque or sign shall be installed in a public space on the project site (e.g., park, trail), describing the history and significance of the railroad bridge.	Before construction starts, during operation	Project applicant	City Community Development Department, City Public Works Department	
4.16-b	Recorded Archaeological Sites The City of Lathrop shall retain a professional archaeological consultant to conduct Phase 2 testing at prehistoric site RI-1. If any archaeological resources found at the site are concluded by the	Before construction starts	Project applicant	City Community Development Department,	

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4.16-c	<p>archaeologist to represent "unique archaeological resources," as defined by CEQA, the archaeologist shall recommend additional actions deemed necessary for the protection of these resources.</p> <p>Historic Properties The City of Lathrop shall retain an architectural historian to completely record sites RI-10H and RI-12H (historic grain silos). In addition, as the project is developed, a public interpretive feature such as a plaque or sign shall be installed in a public space on the project site (e.g., park, trail) or on the shoulder of Manthey Road near the silos.</p>	Before construction starts, during operation	Project applicant		City Public Works Department City Community Development Department, City Public Works Department
4.16-d	<p>Undiscovered/Unrecorded Archaeological Sites All construction personnel shall be alerted to the possibility of buried cultural resources occurring at the project site. If artifacts or unusual amounts of stone, bone, or shell are uncovered during construction activities, work within 50 feet of the specific construction site at which the suspected resources have been uncovered shall be suspended until the resources have been identified and appropriately treated.</p>	Before construction starts, during operation	Project applicant		City Community Development Department, City Public Works Department
4.16-e	<p>Undiscovered/Unrecorded Human Remains If human remains are discovered at any project construction sites during any phase of construction, work within 50 feet of the remains shall be suspended immediately, and the appropriate agencies and individuals shall be contacted regarding identification, removal, and treatment of the remains.</p>	During construction	Project applicant		City Public Works Department, county coroner, Native American Heritage Commission (NAHC) as appropriate

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4.16-f	Offsite Resources Once disturbance areas for offsite project elements are sufficiently defined and property access is available, the City shall retain a professional archaeological consultant to review the results of existing records searches and conduct field surveys, as needed, for these facilities. If cultural resources are found in the potential disturbance area, Mitigation Measures 4.16-a through 4.16-c shall be implemented as appropriate. If discoveries are made during construction, Mitigation Measures 4.16-d and 4.16-e shall be implemented.	Before land disturbance, before construction starts	Project applicant		City Public Works Department, county coroner, NAHC as appropriate	
4.17 AESTHETIC RESOURCES						
4.17-f	Design and Function of Walls and Fences/Consistency with the WLSP Before approval of any residential development that would be located adjacent to an existing or planned future arterial road, proposed walls and fences shall be included in the architectural and design review. Gaps or other openings shall not be permitted where light or glare may pass through the gap and adversely affect homes or other residences.	Before approval of final map	Project applicant		City Public Works Department, City Building Services	