

MITIGATION MONITORING PROGRAM
San Joaquin General Plan Update and SOI Expansion Program EIR

While implementation of the General Plan Update would have a number of potentially significant impacts, the majority of such impacts resulting from build-out would be less than significant due to implementation of proposed policies and programs. These policies and programs in the General Plan Update were designed to address important environmental resources in San Joaquin and to avoid or minimize impacts to these resources. As a result, the General Plan Update is largely “self- mitigating” which has reduced the requirement for additional mitigation measures.

The table below lists potential impacts of the Project that are not reduced to a level less than significant by policies and programs of the General Plan. Mitigation measures are included, as well as the level of impact remaining after mitigation. Finally, the table includes a monitoring program listing the responsibility for monitoring and timing.

IMPACT AREA	MITIGATION MEASURES	IMPACT AFTER MITIGATION	MONITORING RESPONSIBILITY
<p>2.5.2 Agricultural and Forestry Resources</p> <p>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The Project could ultimately result in the loss of approximately 1,457 acres of Prime Farmland and Farmlands of Statewide Importance. The loss of productive agricultural land resulting from implementation of the Project will be irreversible.</p>	<p>1. In its consideration of future development projects in the planning area, the San Joaquin City Council will determine on a case by case basis if the proposed development is timely and appropriate and if the conversion of the agricultural land to urban uses in the Project area is consistent with the goals and policies of the San Joaquin General Plan. In making its decision, the City may consider other factors important to the community, such as population growth, economic development, and creation of employment opportunities. In the event the proposed development is determined to be inconsistent with General Plan policies to prevent the premature conversion of agricultural lands, the Council shall mitigate the loss of such agricultural lands in one or more of the following ways:</p> <p>a. The acquisition of conservation easements on agricultural land located elsewhere in</p>	<p>With incorporation of recommended mitigation, this impact remains a significant unavoidable impact.</p>	<p>Prior to approval of land use entitlement application and building permits. Verified by Planning Department.</p>

	<p>Fresno County.</p> <p>b. Participation in a “Mitigation Fee” program to offset the impacts of development on agricultural land, if such a program has been implemented by the City of San Joaquin under a Joint Powers Agreement.</p> <p>c. Contribution of required funds to a nonprofit agricultural land trust whose primary purpose is the preservation of agricultural land, if such an organization has been formed at the time development is proposed.</p> <p>d. Implement appropriate and feasible mitigation recommended in the Farmland Conservation Program administered by Council of Fresno County Governments (COG).</p> <p>e. Participation in any other conservation program acceptable to the City of San Joaquin including, but not limited to, transferable development credits, and transfer of development rights.</p>		
IMPACT AREA	MITIGATION MEASURES	IMPACT AFTER MITIGATION	MONITORING RESPONSIBILITY
<p>Conflict with Existing Zoning for Agricultural Use or a Williamson Act Contract. Parcels subject to the Williamson Act make up approximately 50 percent of the expanded SOI. Use of these parcels as designated by the General Plan could only occur with non-renewal or cancelation of the subject Williamson Act contracts.</p>	<p>Mitigation measure 1 would reduce the impacts of individual contract cancelations, but not to a level less than significant. No addition measures are available.</p>	<p>With incorporation of recommended mitigation, this impact remains a significant unavoidable impact.</p>	<p>Prior to approval of land use entitlement application and building permits. Verified by Planning Department.</p>

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<p>2.5.3 Air Quality</p> <p>Violation of Air Quality Standards or Substantially Contribute to an Existing or Projected Air Quality Violation. Implementation of General Plan objectives and policies will help reduce existing air quality violations in the air basin; however, additional growth and development will ultimately contribute to air quality violations as construction, energy consumption, and vehicle travel emit pollutants. Mitigation of impacts as and careful development planning will help reduce pollutant levels, but this impact is potentially significant due to the “extreme non-attainment” ozone classification.</p>	<p>The following energy conservation measures shall be incorporated into project building plans unless the applicant provides evidence that incorporation of a specific measure is infeasible:</p> <ol style="list-style-type: none"> 1. All construction shall exceed the California Title 24 Energy Code for all relevant applications by 10% for the hotel construction and by 5% for all commercial and industrial construction. 2. Passive solar cooling/heating design elements shall be included in building designs where feasible. Design elements that maximize the use of natural lighting shall be utilized where feasible. 3. Energy efficient technical and design features in new construction shall be required. New development must include provisions of the installation of energy efficient appliances and lighting. 4. Installation of low nitrogen oxide emitting and/or high efficiency water heaters shall be required in new construction. Use solar or low-emission water heaters (beyond Rule 4902) is recommended. 5. To reduce daily ROG, NOX and PM10 emissions during winter days from combined project sources, only advanced combustion or natural gas fireplaces shall be allowed. The developer is encouraged to install LPG fireplaces, pellet stoves or EPA-Certified wood-burning fireplaces or stoves. 6. The proposed Project shall comply with all applicable Regulations and Rules established by the San Joaquin Valley Air Pollution Control District, including, but not limited to: 	<p>Implementation of these mitigation measures will lessen impacts, however, project impacts will remain significant and unavoidable.</p>	<p>Prior to approval of land use entitlement application and building permits. Verified by Planning Department.</p>

	<p>Regulation IV: Prohibitions; Rule 4901: Wood Burning Fireplaces and Wood Burning Heaters; Regulation IV: Prohibitions; Rule 4902: Residential Water Heaters; and Regulation VIII: Fugitive PM10 Prohibitions; as well as the Indirect Source Review (ISR) (Rule 9510) and the Administrative ISR Fee Rule (Rule 3180).</p> <p>7. All material excavated, graded or otherwise disturbed shall be sufficiently watered to prevent fugitive dust emissions. Watering shall occur at least twice daily with complete coverage, preferably in the morning and after work is done for the day, or as necessary. The developer shall be responsible for watering in the event of high winds or watering needs after normal working hours.</p> <p>8. Water trucks or sprinkler systems shall be used during construction to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. The frequency of watering shall be increased when wind speeds exceed 15 miles per hour if soils are not completely wet. If wind speeds increase to the point that the dust control measures cannot prevent dust from leaving the site, construction activities shall be suspended.</p> <p>9. A person or persons shall be designated by the contractor or builder to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Such monitoring responsibilities shall include holiday and weekend periods when work may not be in progress. The contractor shall provide the name and telephone number of such person to the SJVAPCD and the City Building Official prior to commencement of construction</p>		
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	<p>activities.</p> <p>10. All disturbed areas on the site, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.</p> <p>11. All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water at least 3 times daily or chemical stabilizer/suppressant.</p> <p>12. The accumulation of mud or dirt shall be expeditiously removed from adjacent public streets at the end of each workday. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden. Within urban areas, track out shall be immediately removed when it extends 50 or more feet from the site.</p> <p>13. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least two feet of freeboard. Trucks transporting fill material/soil to and from the site shall be tarped from the point of origin. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads. Utilize wheel washers for all exiting trucks, or wash off all trucks and equipment prior to leaving the site as needed.</p> <p>14. On-site vehicles shall be limited to a speed (15 mph) that does not generate fugitive dust on unpaved roads. Land clearing,</p>		
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	<p>grading, earthmoving or excavation activities shall be suspended when winds exceed 20 miles per hour.</p> <p>15. After clearing, grading, earth moving, or excavation is completed, the disturbed area shall be treated by watering, re-vegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.</p>		
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<p>2.5.9 Hydrology and Water Quality</p> <p>Substantially Degrade Water Quality. improper abandonment of wells and septic systems presents a significant risk of contaminating the city's community water supply.</p>	<p>1. As new development occurs, the City shall, in cooperation with the Fresno County Environmental Health Division, require the safe and proper closure and/or destruction of abandoned water wells and individual septic disposal systems.</p>	<p>With the incorporation of the recommended mitigation measure, impacts will be reduced to less than significant.</p>	<p>Prior to approval of land use entitlement application and building permits. Verified by Planning Department.</p>
IMPACT AREA	MITIGATION MEASURES	IMPACT AFTER MITIGATION	MONITORING RESPONSIBILITY
<p>2.5.14 Public Services</p> <p>Fire Protection. As the City nears buildout (24,330 persons), the demand for an additional fire station may be warranted. Property maintenance enforced through General Plan policies will reduce the potential and severity of wildland fires.</p>	<p>1. Developers of proposed projects in the planning area shall pay Public Facilities Impact Fees for proposed developments as established by the City of San Joaquin in accordance with the requirements of State law.</p>	<p>With the incorporation of mitigation measures, potential environmental impacts will be reduced to less than significant.</p>	<p>Prior to approval of land use entitlement application and building permits. Verified by Planning Department.</p>

<p>However, without an increase in fire protection service, the increase in population will result in increased demand that cannot be met at current service levels</p>	<ol style="list-style-type: none"> 2. All proposed development in the planning area shall comply with applicable, current requirements under the Uniform Building Code, Uniform Fire Codes, and City Standards. 3. Developers of proposed projects in the planning area shall be individually evaluated and impact on fire service mitigated through standard requirements for fire flow, hydrant placement, sprinklerization, and developer provision of new equipment where necessary. 4. San Joaquin shall ensure that adequate fire protection services are in available concurrent with construction in newly developing areas. 		
IMPACT AREA	MITIGATION MEASURES	IMPACT AFTER MITIGATION	MONITORING RESPONSIBILITY
<p>2.5.16 Transportation and Traffic</p> <p>Increase Hazards due to Design Features. A specific concern is the active railroad tracks within the community, including several at-grade crossings. The California Public Utilities Commission has jurisdiction over the safety of rail crossings. This includes considering pedestrian circulation patterns or destinations with respect to railroad right-of-way and compliance with the Americans with Disabilities Act.</p>	<ol style="list-style-type: none"> 1. In its consideration of future development projects in the planning area, the San Joaquin City Council will determine on a case by case basis if the proposed development will impact existing at-grade crossings. In consultation with the California Public Utilities Commission, the City shall require such measures as improvements to existing at-grade crossings due to increased traffic volumes, pedestrian safety, and continuous vandal resistant fencing or other appropriate barriers to limit access onto the railroad right-of-way. 	<p>With the incorporation of the recommended mitigation measure, impacts will be reduced to less than significant.</p>	<p>Prior to approval of land use entitlement application and building permits. Verified by Planning Department.</p>