

**Mitigation Monitoring and Reporting Program  
for the  
Baldwin Master Plan/Zacharias Master Plan Project  
Draft Initial Study/Mitigated Negative Declaration  
City of Patterson, Stanislaus County, California**

Prepared for:

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## PREFACE

Section 21081.6 of the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15097 require a Lead Agency to adopt a Mitigation Monitoring and Reporting Program (MMRP) whenever it adopts a Mitigated Negative Declaration (MND) in conjunction with a project approval. The purpose of the MMRP is to ensure compliance with the mitigation measures occurs during project implementation.

The Initial Study and Mitigated Negative Declaration (IS/MND) prepared for the Baldwin Master Plan/Zacharias Master Plan Project concluded that project implementation could result in potentially significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval that reduce these potential impacts to a less than significant level. This MMRP documents how and when the mitigation measures adopted by the lead agency will be implemented and confirms that potential environmental impacts are reduced to less than significant levels as identified in the MND.

This document does not discuss those subjects that the environmental analysis demonstrates would result in less than significant impacts and for which no mitigation was proposed or necessary.

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**Table 1: Baldwin Master Plan/Zacharias Master Plan Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<b>3.2 Agricultural Resources</b>					
<p><b>MM AG-1:</b> Prior to issuance of the grading permit, the project applicant shall preserve Important Farmland acreage, as mapped by the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP), within Stanislaus County (but outside of the Patterson Planning Area) at a ratio of no less than 1:1 for each acre of Important Farmland converted to non-agricultural use by the proposed project. Preserved acreage shall be of equal or higher quality to farmland converted to non-agricultural use by the proposed project. The preservation shall be accomplished through one of the following approaches:</p> <ul style="list-style-type: none"> <li>• The applicant shall enter into a binding agreement with one or more private property owners or third-party organizations acceptable to the City of Patterson (e.g., Stanislaus County farm Bureau or the American Farmland Trust) to permanently preserve farmland. The agreement shall identify an irrevocable instrument that will be recorded against the preserved acreage property. This option shall be pursued if the City of Patterson does not have a farmland preservation program in place at the time permits are sought.</li> <li>• If the City of Patterson establishes a farmland preservation program before the project applies for construction permits for any phase of development, the City may require the applicant to pay fees to the City of Patterson equivalent to cost of preserving Important Farmland. The City shall use the fees to fund an irrevocable instrument (e.g., deed restriction or reservation easements) to permanently preserve farmland.</li> </ul>	Submittal of documentation	Prior to issuance of the grading permit	City of Patterson		

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<p><b>MM AG-3:</b> Prior to the issuance of the grading permit, the project applicant shall prepare and submit plans to the City of Patterson demonstrating that the 150-foot minimum setbacks have been established between the proposed project and all agricultural lands in unincorporated Stanislaus County zoned General Agriculture (A-2) and outside the Patterson Sphere of Influence. Pursuant to the County’s policy, permitted uses within the setback may include public roadways, utilities, drainage facilities, rivers and adjacent riparian areas, landscaping, parking lots, and similar low-people-intensive uses. Permitted uses may also include non-agricultural uses adjoining or surrounding a project site (including but not limited to legal, non-conforming uses and home sites) that are of a permanent nature and are not likely to be returned to agriculture. Landscaping within a buffer setback area shall be designed to exclude turf areas that could induce activities and add to overall maintenance costs and water usage.</p>	Approval of plans	Prior to the issuance of the grading permit	City of Patterson		
<p><b>3.3 Air Quality</b></p>					
<p><b>MM AIR-3a:</b> Prior to the issuance of grading permits, the applicant shall provide the City of Patterson with documentation demonstrating a good faith effort was made to obtain off-road equipment meeting Tier 4 standards</p>	Submittal of documentation	Prior to the issuance of grading permits	City of Patterson		
<p><b>MM AIR-3b:</b> All hearths and fireplaces shall utilize natural gas. No woodburning hearths are allowed in the Master Plan area.</p>	Approval of plans	Prior to issuance of building permits for residential units	City of Patterson		
<p><b>MM AIR-3c:</b> Prior to approval of site plans for warehouse/distribution center projects located within 1,000 feet of a sensitive receptor location (including land designated for residential, school, etc.) and accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU unit operations exceed 300 hours per week, the applicant shall provide a health risk prioritization screening</p>	Submittal of documentation	Prior to approval of site plans for warehouse/distribution center projects located within 1,000 feet of a sensitive receptor location (including	City of Patterson		

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<p>analysis to assess the potential cancer and non-cancer risks from project DPM emissions. If the project exceeds screening criteria, the applicant shall provide a Health Risk Assessment prepared by a qualified air quality consultant and the City shall submit the Health Risk Assessment (HRA) for review by the Valley Air District. In addition, the following measures should be considered for the projects:</p> <ul style="list-style-type: none"> <li>• Locate loading docks and truck access routes as far from receptor locations as possible.</li> <li>• Place signs at loading docks requiring trucks to limit idling to less than 5 minutes to comply with the ARB In-Use Diesel Truck Regulation anti-idling provisions.</li> <li>• Provide electric plug in capability to a suitable portion of loading docks for warehouses that use refrigerated trucks to limit TRU operation.</li> <li>• Encourage the use of electric yard hostlers to move trailers on-site.</li> </ul>		land designated for residential, school, etc.) and accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day			
<p><b>MM AIR-3d:</b> Prior to approval of a site plan or conditional use permit for a high-volume gasoline station (3 million gallons per year) within 300 feet of a sensitive receptor location the applicant shall provide a health risk prioritization screening analysis to assess the potential health risk from benzene emissions impacts from the fueling operation. Projects that exceed the risk screening criteria may reduce the fuel throughput or prepare a full HRA to more accurately determine project impacts.</p>	Submittal of documentation	Prior to approval of a site plan or conditional use permit for a high-volume gasoline station (3 million gallons per year) within 300 feet of a sensitive receptor	City of Patterson		
<p><b>3.4 Biological Resources</b></p>					
<p><b>MM BIO-1a:</b> No more than 10 days prior to the initiation of ground-disturbing activities within the nesting season (February 1 to August 31), a qualified Biologist shall perform a pre-construction survey for the tri-colored blackbird, burrowing owl, loggerhead shrike, or nesting migratory birds active within the Master Plan areas and within a 200-foot</p>	Submittal of documentation	No more than 10 days prior to the initiation of ground-disturbing activities within the nesting	City of Patterson		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>buffer of the project site to determine the presence or absence of these species. If these species are determined to be present, the applicant shall follow the guidelines outlined by the California Department of Fish and Wildlife (CDFW):</p> <ul style="list-style-type: none"> <li>• If an active tri-colored blackbird nesting colony is found during preconstruction surveys, a minimum 300-foot no-disturbance buffer shall be established in accordance with CDFW’s “Staff Guidance Regarding Avoidance of Impacts to Tricolored Blackbird Breeding Colonies on Agricultural Fields in 2015” (CDFW 2015). The buffer shall remain in place until the breeding season has ended or until a biologist determines that nesting ceased, birds have fledged, and are no longer reliant upon the colony or parental care for survival.</li> <li>• If burrowing owls are found on-site during the nesting season (February 1 to August 31), they shall be avoided by a work-free buffer unless it has been determined by a qualified biologist that either: 1) the birds have not begun egg laying and incubation; or 2) that juveniles from the occupied burrows have fledged and are independent of their parents. The buffers shall be established with CDFW according to the guidance in the Staff Report on Burrowing Owl Mitigation (CDFG 2012). The disturbance-free buffer shall be clearly defined (e.g., with orange construction fencing), and a biological monitor shall visit the site randomly throughout the breeding season to ensure the area remains work-free and the owls are not negatively affected by construction activities.</li> <li>• If loggerhead shrike or any other migratory birds are found nesting on-site, a 50-foot work-free buffer area will be established and monitored by a qualified Biologist until young have fledged and are independent of their parents. Again, nests and work-free buffers would be monitored.</li> <li>• If burrowing owls occur on the project area during the wintering season (September 1 to January 31), and</li> </ul>		season (February 1 to August 31)			

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<p>construction is slated to begin during this time and active burrows cannot be avoided, an eviction of owls can be conducted to ensure owls move off the site prior to commencement of construction. The eviction process includes the installation of one-way doors that remain in all burrows of suitable size for at least 3 days, monitored by a qualified Biologist, and then hand-excavating burrows to ensure no owl remains in the burrow. Once the site is clear of owls, the burrows can be backfilled, after which ground-disturbing construction activity can commence.</p> <ul style="list-style-type: none"> <li>• In the unlikely event burrowing owls are found on-site, mitigation lands must be purchased to offset the loss of their habitat. The standard mitigation lands required to loss of habitat is 6.5 acres for every pair of owls found on-site.</li> <li>• If nesting birds are identified during preconstruction surveys, a qualified biologist shall conduct a survey to establish the behavioral baseline for all active nests. Active nests will be monitored daily to detect behavioral changes. If negative behavioral changes occur, additional avoidance and minimization measures shall be implemented in consultation with CDFW.</li> <li>• If daily monitoring is not feasible, active non-listed bird species’ nests shall be protected by a no-disturbance buffer of 250 feet, and a no-disturbance buffer of 500 feet around active non-listed raptor nests. These buffers shall remain in place until a qualified biologist determines that the birds have fledged. Variance from these no-disturbance buffers may be permitted when there are biological or ecological reasons to do so, such as physical barriers.</li> </ul>					
<p><b>MM BIO-1b:</b> No more than 10 days prior to ground-disturbing activities during the breeding season (February 1 to August 31), a qualified Biologist shall perform pre-construction surveys for the Swainson’s hawk in accordance with the Recommended Timing and Methodology for Swainson’s Hawk</p>	<p>Submittal of documentation</p>	<p>No more than 10 days prior to ground-disturbing activities during the breeding season</p>	<p>City of Patterson</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>Nesting Surveys in California’s Central Valley. In accordance with the guidelines, surveys shall occur within a 0.5-mile radius of the site, and shall involve a minimum of two survey periods. In the event that one or more Swainson’s hawks are observed to be nesting, a work-free buffer area shall be established and monitored by a qualified Biologist. The Biologist shall have the discretion to determine the appropriate buffer, which may involve consultation with the CDFW, as appropriate. The Biologist shall determine when the nest has been vacated, at which point, the work-free buffer area can be removed.</p> <p>If an occupied nest is found, an in-depth assessment by a qualified raptor biologist to determine appropriate buffers will be conducted. Accordingly, a nesting buffer shall be established in consultation with the CDFW that accurately reflects current research and site conditions that could exacerbate or diminish a likelihood of impact to the nesting Swainson’s hawks. In accordance with the survey protocol, all activities that are 200 yards or greater from a nest site, assuming that the Swainson’s hawks are moderately acclimated to human disturbance (which would be the case in the area of the project site), would represent a Low Level of Risk to the nesting Swainson’s hawks. Such considerations will be addressed by the qualified raptor biologist who conducts the nesting survey and who will present an analysis of the effects of the project on the nesting Swainson’s hawks to the CDFW. The qualified biologist’s analysis will also recommend a buffer size that will protect the Swainson’s hawks from the deleterious effects of disturbance. Any protective nesting buffer would be maintained until the Swainson’s hawks complete their nesting cycle. A completed nesting cycle would occur when the young are fully fledged and independent of the nest site or the nesting attempt has failed and the adult Swainson’s hawks are no longer</p>		(February 1 to August 31)			

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>defending the nest site. If a qualified biologist does not monitor the nesting attempt to ascertain the completion of the nesting attempt, the protective buffer shall remain in place until September 15.</p> <p>Removal of known recent raptor nest trees, even outside the nesting season, will be replaced with an appropriate native tree species planting at a ratio of 3:1 at or near the Master Plan area or in another area that will be protected in perpetuity to reduce the impacts resulting from the loss of nesting habitat.</p>					
<p><b>MM BIO-1c:</b> The project applicant shall adhere to the following requirements to avoid or minimize adverse impacts on the San Joaquin kit fox:</p> <ul style="list-style-type: none"> <li>• No more than 14 days prior to the first ground-disturbing activity, a qualified Biologist shall thoroughly walk the Master Plan areas, as well as a 200-foot buffer around the perimeter of the Master Plan areas, to locate potential San Joaquin kit fox dens. If no dens are located, no further surveys efforts are required. If dens are located during this survey effort, the status of the dens shall be assessed, and the United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) shall be consulted.</li> <li>• All vehicles operating within the construction area shall observe a maximum 20-mph speed limit.</li> <li>• All ground-disturbing construction activities shall occur during daylight hours.</li> <li>• All excavated, steep-walled holes or trenches more than 2 feet deep shall be covered at the close of each workday or shall have escape ramps constructed of earth fill or wooden planks installed. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals. If an animal is found within these structures, the</li> </ul>	Notes on construction plans; Site inspection	No more than 14 days prior to the first ground-disturbing activity; During construction	City of Patterson		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>animal shall be allowed to leave on its own without harm or harassment.</p> <ul style="list-style-type: none"> <li>• All construction piles, culverts, or similar structures with a diameter of 4 inches or greater that are stored at the construction site shall be thoroughly inspected for animals prior to burial, capping, or moving. If a kit fox is found within any of these structures, the structure shall remain untouched until the kit fox has vacated the structure; if necessary, the USFWS and CDFW shall be consulted.</li> <li>• All food-related trash shall be disposed of in closed containers and removed from the construction site at a minimum of once per week.</li> <li>• Prior to the first ground-disturbing activity, a qualified Biologist shall conduct an employee education program for construction personnel. The education program shall include a physical description of the kit fox, methods of impact avoidance, and points of contact should an impact occur or potentially occur. A fact sheet covering all of this information shall be provided to each employee.</li> <li>• The applicant shall establish a point of contact for construction personnel in the event that a kit fox is accidentally injured or killed.</li> <li>• Prior to ground-disturbing activities, the City shall retain a qualified Biologist to conduct periodic inspections of the Master Plan areas during construction to ensure compliance with the above measures.</li> <li>• The CDFW shall be notified immediately and the Sacramento Fish and Wildlife office shall be notified within 3 days if a kit fox is injured or killed.</li> </ul>					
<b>3.5 Cultural Resources and Tribal Cultural Resources</b>					
<p><b>MM CUL-1:</b> Prior to the commencement of any construction or demolition activities that would affect any building or structure over 45 years in age, an architectural historian who meets the qualification standards of the Secretary of the</p>	Submittal of documentation	Prior to the commencement of any construction or demolition	City of Patterson		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>Interior shall be retained to evaluate the property and determine if it is eligible for listing on the California Register of Historical Resources. The Architectural Historian will engage in expanded archival research and oral interviews to better document the age, periods of use, owners and residents who were associated with each potential resource. The Architectural Historian shall inspect the structure(s) to determine if any qualify as significant under CEQA Guidelines on the basis of their association with significant events or persons, state of preservation, unique design qualities, or as examples of historically important structures at the national, State and local level. If the structure is determined to not have historical significance, the Architectural Historian shall document his/her findings in a report and no further action is required. If the structure is determined to have historical significance, the Architectural Historian shall document his/her findings in the form of a Historic Resource Assessment report that shall be prepared for each structure along with all appropriate Department of Parks and Recreation (DPR) building and structure recordation forms. The Historic Resource Assessment shall be submitted to the City of Patterson, State Historic Preservation Office, and the Central California Information Center as required. In the event any of the structures are found to be significant, the Architectural Historian will be retained to design a Historic Property Treatment Plan that adheres to the Secretary of the Interior’s guidelines for the treatment of historic properties, and provides mitigation to reduce potential impacts to historic resources to a less than significant level. Such mitigation may include, but is not limited to:</p> <ul style="list-style-type: none"> <li>• Preservation in place of significant structures or rehabilitation for re-use appropriate for the proposed development.</li> <li>• Relocation of significant structures to locations outside of the disturbance area or renovation for re-use.</li> </ul>		activities that would affect any building or structure over 45 years in age			

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<ul style="list-style-type: none"> <li>Complete photo documentation and architectural recording for archival purposes, salvage of elements of the structures for re-use elsewhere or for display at local historical venues prior to demolition.</li> </ul>					
<p><b>MM CUL-2:</b> In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers should avoid altering the materials until a qualified Archaeologist who meets the Secretary of Interior’s Professional Qualification Standards for archaeology has evaluated the situation. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction activities shall be recorded on appropriate Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria by a qualified Archaeologist. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resource is determined to be significant under CEQA, the qualified Archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant in accordance with Section 15064.5 of the CEQA Guidelines. The Archaeologist shall also perform appropriate technical analyses, prepare a comprehensive report complete with methods, results, and recommendations, and provide for the permanent curation or repatriation of the recovered resources in cooperation with the designated Most Likely Descendant (MLD) as needed. The report shall be submitted to the City of Patterson, the Central California Information</p>	Notes on construction plans; Site inspection	During subsurface earthwork activities	City of Patterson		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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Center (CCIC), and the California Office of Historic Preservation (OHP), as required.					
<p><b>MM CUL-3:</b> In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and Section 5097.98 shall be followed. If during the course of project construction, there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> <li>1. There shall be no further excavation or disturbance within 100 feet of the remains until the Stanislaus County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resource Code Section 5097.98.</li> <li>2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance: <ul style="list-style-type: none"> <li>• The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a</li> </ul> </li> </ol>	Notes on construction plans; Site inspection	During subsurface earthwork activities	City of Patterson		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>recommendation within 48 hours after being notified by the commission.</p> <ul style="list-style-type: none"> <li>• The descendant identified fails to make a recommendation.</li> <li>• The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.</li> </ul> <p>Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains:</p> <ul style="list-style-type: none"> <li>• When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code Section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains, and any items associated with Native American Burials with the appropriate Native Americans as identified by the Native American Heritage Commission.</li> </ul>					
<b>3.6 Geology, Soils and Seismicity</b>					
<p><b>MM GEO-1:</b> Prior to the issuance of building permits, the project applicant shall submit a design-level geotechnical study and building plans to the City of Patterson for review and approval. The design-level geotechnical study shall be prepared by a qualified Engineer and shall identify grading and building practices necessary to ensure stable building conditions, including the abatement of expansive soil conditions on the project site. The project applicant shall implement the recommendations of the approved geotechnical study into project plans. The project’s building plans shall demonstrate that they incorporate all applicable</p>	Approval of plans	Prior to the issuance of building permits	City of Patterson		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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recommendations of the geotechnical study and comply with all applicable requirements of the latest adopted version of the California Building Standards Code (CBC). A licensed Professional Engineer (PE) shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. The approved plans shall be incorporated into the proposed project. All on-site soil engineering activities shall be conducted under the supervision of a licensed Geotechnical Engineer (GE) or Certified Engineering Geologist (CEG).					
Implement Mitigation Measure HYD-1.					
<b>MM GEO-5:</b> In the event a fossil or fossil formation are discovered during any subsurface construction activities associated with buildout of the Master Plans, all excavations within 100 feet of the find shall be temporarily halted until the find is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The paleontologist shall notify the City of Patterson, who shall coordinate with the paleontologist concerning any necessary investigation of the find. If the find is determined to be significant under CEQA, the City, based on the recommended mitigation measures of the qualified paleontologist, shall require the applicant to implement those measures, which may include avoidance, preservation in place, or other appropriate measures, as outlined in Public Resources Code Section 21083.2.	Notes on construction plans; Site inspection	During any subsurface construction activities	City of Patterson		
<b>3.8 Hazards and Hazardous Materials</b>					
<b>MM HAZ-3a:</b> Prior to issuance of grading permits for any portion of the project site where pesticides or other agricultural chemicals have been applied within the past 5 years, the project applicant shall retain a qualified consultant to perform soil testing for residual concentrations of agricultural chemicals. Soils shall be laboratory tested in	Submittal of documentation	Prior to issuance of grading permits for any portion of the project site where pesticides or other agricultural	City of Patterson		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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accordance with California Department of Toxic Substances Control (DTSC) Guidelines. If the testing finds concentrations in excess of acceptable limits, the project applicant shall retain a qualified contractor to conduct remediation activities, which may include treatment or removal. The soil remediation activities shall be completed prior to grading.		chemicals have been applied within the past 5 years			
<b>MM HAZ-3b:</b> Prior to issuance of demolition permits for any structures, the project applicant shall retain a certified hazardous waste contractor to properly remove and dispose of all materials containing asbestos, lead, mercury, and polychlorinated biphenyls. Upon completion, the applicant shall submit documentation to the City of Patterson verifying such activities have been completed.	Submittal of documentation	Prior to issuance of demolition permits for any structures,	City of Patterson		
<b>3.9 Hydrology and Water Quality</b>					
<b>MM HYD-1a:</b> Prior to issuance of the first grading permit for each development phase of either the Baldwin Master Plan or Zacharias Master Plan, the applicant shall prepare and submit a Stormwater Pollution Prevention Plan to the City of Patterson for review and approval that demonstrate the use of stormwater treatment Best Management Practices (BMP) identified in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction or the Caltrans Stormwater Quality Handbook Construction Site BMPs Manual.	Approval of SWPPP	Prior to issuance of the first grading permit for each development phase of either the Baldwin Master Plan or Zacharias Master Plan	City of Patterson		
<b>MM HYD-1b:</b> Prior to issuance of the first building permit for each development phase of either the Baldwin Master Plan or Zacharias Master Plan, the applicant shall prepare and submit drainage plans to the City of Patterson for review and approval that demonstrate the use of Low Impact Development practices, bioswales, bioretention and other forms of stormwater treatment Best Management Practices	Approval of plans	Prior to issuance of the first building permit for each development phase of either the Baldwin Master Plan or Zacharias Master Plan	City of Patterson		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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pursuant to the NPDES Phase II stormwater permit (or most recently approved permit).					
<b>MM HYD-3a:</b> Prior to operation of the stormwater lift station that would serve the Zacharias Master Plan, the applicant shall prepare and submit an emergency action plan for lift station failure to the City of Patterson for review and approval. The plan shall outline pump and power redundancy plans, potential flow routing, and other potential actions to be taken if pump failure occurs. The approved plan shall be implemented.	Approval of plan	Prior to operation of the stormwater lift station that would serve the Zacharias Master Plan	City of Patterson		
<b>3-11 Noise</b>					
<b>MM NOI-1:</b> Prior to issuance of residential building permits for the Zacharias Master Plan, the applicant shall submit building plans to the City of Patterson for review and approval that demonstrate that each dwelling unit includes a code compliant mechanical ventilation system that would permit windows to remain closed for prolonged periods for all residential units within 100 feet of Zacharias Road, Baldwin Road, or State Route 33.	Approval of plans	Prior to issuance of residential building permits for the Zacharias Master Plan	City of Patterson		
<b>MM NOI-2a:</b> To reduce potential construction noise impacts, the following multi-part mitigation measure shall be implemented for all developments included in the proposed project: <ul style="list-style-type: none"> <li>• The construction contractor shall ensure that all internal combustion engine-driven equipment is equipped with mufflers that are in good condition and appropriate for the equipment.</li> <li>• The construction contractor shall locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area. In addition, the project contractor shall place such stationary construction</li> </ul>	Notes on construction plans; Site inspection	During construction	City of Patterson		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>equipment so that emitted noise is directed away from sensitive receptors nearest the project site.</p> <ul style="list-style-type: none"> <li>• The construction contractor shall prohibit unnecessary idling of internal combustion engines.</li> <li>• The construction contractor shall, to the maximum extent practical, locate on-site equipment staging areas so as to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.</li> <li>• The construction contractor shall limit noise producing construction activity located within five hundred feet of a residential zone, including deliveries and equipment idling activities, to the daytime hours of 7:00 a.m. to 10:00 p.m., unless beforehand a special permit authorizing exception to these hours has been obtained from the officer or body of the city having the function to issue permits of this kind.</li> </ul>					
<p><b>MM NOI-2b:</b> Proposed parking areas within the Zacharias Master Plan area shall be located a minimum of 100 feet from existing residential land uses or shall provide shielding (e.g., sound barrier) to block the line of sight to nearby noise sensitive land uses to meet the City’s nighttime noise performance standards of 45 dBA Leq or 64 dBA Lmax. If shielding is needed, shielding shall have a minimum height sufficient to completely block line-of-sight between the on-site noise source and the nearest residential dwelling to meet the City’s noise standards.</p>	Approval of plans	Prior to issuance of building permits within the Zacharias Master Plan	City of Patterson		
<p><b>MM NOI-2c</b> Proposed mechanical ventilation systems within the Zacharias Master Plan area shall be located a minimum of 55 feet from existing sensitive receptors or should provide shielding to block the line of sight to nearby noise sensitive land uses to meet the City’s noise performance standards of 45 dBA Leq or 64 dBA Lmax. Shielding shall have a minimum height sufficient to completely block line-of-sight between the on-site noise source and the nearest residential dwelling</p>	Approval of plans	Prior to issuance of building permits within the Zacharias Master Plan	City of Patterson		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
to meet the City’s noise standards. Based on the size and placement of the HVAC units (i.e., ground level or roof top), barrier heights may range between three to six feet.					
<b>3-13 Public Services and Recreation</b>					
<b>MM PSR-1:</b> Prior to issuance of building permits, the applicant shall pay all public safety development fees in accordance with the City of Patterson’s latest adopted fee schedule.	Receipt of fees	Prior to issuance of building permits	City of Patterson		
<b>3-14 Transportation</b>					
<b>MM TRANS-1a:</b> Prior to recordation of the first final map, the project applicant and the City of Patterson shall establish a Community Facilities District or other financing mechanism to fund transportation improvements. Applicants that pursue development in accordance with the Baldwin Master Plan and Zacharias Master Plan shall contribute a fair share of the costs of necessary improvements at the time building permits are sought through participation in the Community Facilities District or other financing mechanism.	Establishment of Community Facilities District or other financing mechanism	Prior to recordation of the first final map	City of Patterson		
<b>MM TRANS-1b:</b> Prior to issuance of a building permit, the project applicant shall pay fair share fees to the City of Patterson for improvements to the Interstate 5 / Sperry Avenue interchange. The improvements shall consist of the installation of signals at both ramp terminals and adaptive signal operations. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of a building permit	City of Patterson		
<b>MM TRANS-1c:</b> Prior to issuance of a building permit, the project applicant shall pay fair share fees to the City of Patterson for improvements to the Sperry Avenue / Rogers Road intersection. The improvements shall consist of additional eastbound left turn, eastbound right-turn and add additional through lane for both directions making Sperry	Receipt of fees	Prior to issuance of a building permit			

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Avenue four lane road. In addition, the improvements shall include the following lane geometry for Rogers Road extension northbound approach: double left-turn, through and right-turn lanes. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.					
<b>MM TRANS-1d:</b> Prior to issuance of a building permit, the project applicant shall pay fair share fees to the City of Patterson for widening Sperry Avenue to four lanes between Rogers Road and Baldwin Road. If determined to be necessary by the City of Patterson, an additional northbound left turn lane shall be installed. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of a building permit			
<b>MM TRANS-1e:</b> Prior to issuance of a building permit, the project applicant shall pay fair share fees to the City of Patterson for adding an eastbound through lane to Sperry Avenue at Del Puerto Avenue. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of a building permit			
<b>MM TRANS-1f:</b> Prior to issuance of a building permit, the project applicant shall pay fair share fees to the City of Patterson for improvements to the intersection of Sperry Avenue/State Route 33. The improvements shall consist of signalizing the intersection and adding a left turn lane to each approach. If determined to be necessary by the City of Patterson, a second left turn lane shall be installed on the north bound approach. These improvements shall be programmed into the Community Facilities District or other	Receipt of fees	Prior to issuance of a building permit			

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
financing mechanism contemplated by Mitigation Measure TRANS-1a.					
<b>MM TRANS-1g:</b> Prior to issuance of a building permit, the project applicant shall pay fair share fees to the City of Patterson for improvements to the intersection of M Street / Walnut Avenue / State Route 33. The improvements shall consist of installing a shared through and right-turn lane on the southbound approach, an additional westbound left-turn lane and northbound right-turn lane and second through lane. If determined to be necessary by the City of Patterson, two through lanes shall be installed on SR-33. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of a building permit			
<b>MM TRANS-1h:</b> Prior to issuance of a building permit, the project applicant shall pay fair share fees to the City of Patterson for improvements to the intersection of Olive Avenue / State Route 33. The improvements shall consist of signalizing the intersection, adding a left turn lane to each approach and adding a second through lane on the northbound and south bound approaches. If determined to be necessary by the City of Patterson, a second left turn lane shall be installed on the north bound approach. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of a building permit			
<b>MM TRANS-1i:</b> Prior to issuance of a building permit, the project applicant shall pay fair share fees to the City of Patterson for improvements to the intersection of Park Center / Keystone Pacific Parkway. The improvements shall consist of signalizing the intersection and adding an eastbound right-turn lane and northbound left-turn lane. These improvements shall be programmed into the Community Facilities District or	Receipt of fees	Prior to issuance of a building permit			

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
other financing mechanism contemplated by Mitigation Measure TRANS-1a.					
<b>MM TRANS-1j:</b> Prior to issuance of a building permit, the project applicant shall pay fair share fees to the City of Patterson for improvements to the intersection of Rogers Road / Keystone Pacific Parkway. The improvements shall consist of signaling the intersection, adding a left turn lane to each approach, widening Rogers Road to two through lanes on each approach, and widening Keystone Pacific Parkway to two through lanes on each approach. In addition, a second southbound through lane on Rogers Road shall be installed. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of a building permit			
<b>MM TRANS-1k:</b> Prior to issuance of a building permit, the project applicant shall pay fair share fees to the City of Patterson for improvements to the intersection of Rogers Road / Zacharias Road. The improvements shall consist of signaling the intersection, adding a left turn lane to each approach, and widening Zacharias Road to two through lanes on each approach. If determined to be necessary by the City of Patterson, Rogers Road shall be widened to provide three through lanes on the northbound approach. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of a building permit			
<b>MM TRANS-1l:</b> Prior to issuance of a building permit, the project applicant shall pay fair share fees to the City of Patterson for improvements to the intersection of Baldwin Road / Zacharias Road. The improvements shall consist of signaling the intersection, adding a left turn lane to each approach, adding a second westbound left-turn lane, adding a right turn lane and additional through lane on northbound	Receipt of fees	Prior to issuance of a building permit			

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
and southbound Baldwin Road, and widening Zacharias Road to two through lanes on each approach. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.					
<b>MM TRANS-1m:</b> Prior to issuance of a building permit, the project applicant shall pay fair share fees to the City of Patterson for improvements to the intersection of Zacharias Road / State Route 33. The improvements shall consist of adding two left-turn lanes on the northbound approach and two right-turn lanes on the eastbound approach. Additionally, the existing railroad grade crossing adjacent to this intersection shall be upgraded with gates, flashers, and a concrete panel roadbed. Because the proposed South County Corridor would reconfigure this intersection as an overcrossing, the City of Patterson has the discretion to forego this mitigation measure in order to avoid conflicts with the planned improvements. The City shall transfer the fees to Caltrans to implement the improvement provided that an agreement is in place with the respective agencies. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of a building permit			
<b>MM TRANS-1n:</b> Prior to issuance of a building permit, the project applicant shall pay fair share fees to the City of Patterson for improvements to the intersection of State Route 33 / Eucalyptus Avenue. The improvements shall consist of signaling the intersection and widening State Route 33 to provide two lanes on each approach. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of a building permit			

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p><b>MM TRANS-1o:</b> Prior to issuance of a building permit, the project applicant shall pay fair share fees to the City of Patterson for improvements to the intersection of Baldwin Road / State Route 33. The improvements shall consist of signalizing the intersection, adding a left turn lane on the northbound approach, and widening State Route 33 to provide two lanes on each approach. In addition, an additional eastbound left-turn lane and additional through lane on the northbound approach shall be installed. The City shall transfer the fees to the County of Stanislaus or Caltrans to implement the improvement provided that an agreement is in place with the respective agencies. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of a building permit			
<p><b>MM TRANS-1p:</b> Prior to issuance of a building permit, the project applicant shall pay fair share fees to the City of Patterson for improvements to the intersection of Rogers Road / State Route 33. The improvements shall consist of signalizing the intersection, adding a left turn lane on the northbound approach, and widening State Route 33 to provide two lanes on each approach. The City shall transfer the fees to the County of Stanislaus or Caltrans to implement the improvement provided that an agreement is in place with the respective agencies. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of a building permit			
<p><b>MM TRANS-1q:</b> Prior to issuance of a building permit, the project applicant shall pay fair share fees to the City of Patterson for improvements to the intersection of Sycamore Avenue / E. Las Palmas Avenue. The improvements shall consist of signalizing the intersection, adding left turn lanes on the northbound and southbound approaches. The City</p>	Receipt of fees	Prior to issuance of a building permit			

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
shall transfer the fees to the County of Stanislaus to implement the improvement provided that an agreement is in place with the respective agencies. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.					
<b>MM TRANS-1r:</b> Prior to issuance of a building permit, the project applicant shall pay fair share fees to the City of Patterson for improvements to the intersection of West Main Avenue / Jennings Avenue. The improvements shall consist of signaling the intersection, adding a left turn lane on the eastbound approach. The City shall transfer the fees to the County of Stanislaus to implement the improvement provided that an agreement is in place with the respective agencies. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of a building permit			
<b>MM TRANS-1s:</b> Prior to issuance of the first occupancy permit for the portion of the Zacharias Master Plan located east of Baldwin Road, the project applicant shall install improvements to the planned intersection of State Route 33 / East-West Connection. The improvements shall consist of signaling the intersection, installing two northbound left-turn and one southbound right-turn lanes, and widening State Route 33 to two lanes in each direction. The applicants are responsible for the full cost of these improvements. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of a building permit			
<b>MM TRANS-1t:</b> Prior to issuance of the first occupancy permit for the portion of the Zacharias Master Plan located east of Baldwin Road, the project applicant shall install improvements to the planned intersection of Ward Avenue /	Acceptance of improvements	Prior to issuance of the first occupancy permit for the portion of the			

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
East-West Connection. The improvements shall consist of signalizing the intersection, installing two northbound left-turn lanes. If determined to be necessary by the City of Patterson, The East-West Connection shall provide two lanes in each direction. The applicants are responsible for the full cost of these improvements. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.		Zacharias Master Plan located east of Baldwin Road			
<b>MM TRANS-1u:</b> Prior to issuance of a building permit, the project applicant shall pay fair share fees to the City of Patterson for improvements to the intersection of SR-33 / Grayson Road. The improvements shall consist of signalizing the intersection. The City shall transfer the fees to the County of Stanislaus or Caltrans to implement the improvement provided that an agreement is in place with the respective agencies. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of a building permit			
<b>MM TRANS-1v:</b> Prior to issuance of a building permit, the project applicant shall pay fair share fees to the City of Patterson for improvements to the intersection of State Route 33/ Marshall Road. The improvements shall consist of signalizing the intersection. The City shall transfer the fees to the County of Stanislaus or Caltrans to implement the improvement provided that an agreement is in place with the respective agencies. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of a building permit			
<b>MM TRANS-1w:</b> Prior to issuance of a building permit, the project applicant shall pay fair share fees to the City of Patterson for improvements to the intersection of State Route 33 / Crows	Receipt of fees	Prior to issuance of a building permit			

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Landing Road. The improvements shall consist of signaling the intersection. The City shall transfer the fees to the County of Stanislaus or Caltrans to implement the improvement provided that an agreement is in place with the respective agencies. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.					
<b>MM TRANS-1x:</b> When monitoring determines that SR-33 between Baldwin Avenue and Sperry Avenue is approaching deficient operations, the 2-lane portion of this roadway shall be widened to four lanes. The City shall transfer the fees Caltrans to implement the improvement provided that an agreement is in place with this agency. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of a building permit			
<b>MM TRANS-1y:</b> When monitoring determines that Zacharias Road between west of Baldwin Road and SR-33 is approaching deficient operations, the roadway shall be widened to four lanes. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of a building permit			
<b>MM TRANS-1z:</b> When monitoring determines that Baldwin Road between north of Zacharias Road and the New East-West Connector is approaching deficient operations, the roadway shall be widened to four lanes. These improvements shall be programmed into the Community Facilities District or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of a building permit			
<b>MM TRANS-2a:</b> Prior to the approval of each map for the Zacharias Master Plan and Baldwin Master Plan, the applicant shall prepare plans for review and approval by the City of	Approval of plans	Prior to the approval of each map for the			

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Patterson that identify the following applicable Transportation Demand Management Measures</p> <ul style="list-style-type: none"> <li>• A clearly designated pedestrian circulation network within the site that links to the City of Patterson roadway network.</li> <li>• Secure bicycle parking in safe, strategic locations within the site.</li> <li>• Safety amenities such as lighting, sidewalks, and off-street pedestrian / bicycle paths.</li> </ul>		Zacharias Master Plan and Baldwin Master Plan			
<p><b>MM TRANS-2b:</b> Prior to the final approval for individual development projects that would employ more than 50 people that occur pursuant to the Zacharias Master Plan, the applicant shall retain a qualified transportation consultant to prepare a project-specific Transportation Demand Management Plan that includes the following applicable measures:</p> <ul style="list-style-type: none"> <li>• Transit, bicycle, and pedestrian facilities</li> <li>• Alternative work schedules</li> <li>• Guaranteed ride home</li> <li>• Carpool or vanpool program</li> <li>• Commute assistance and ride-matching</li> <li>• Shuttle program / shuttle consortium / fund transit service</li> <li>• Transit passes or subsidies</li> <li>• Car share on-site</li> <li>• Self-Driving shuttle</li> <li>• Transportation Management Associations</li> <li>• Telework</li> </ul>	Approval of plan	Prior to the final approval for individual development projects that would employ more than 50 people that occur pursuant to the Zacharias Master Plan			
<p><b>3-15 Utilities and Service Systems</b></p>					
<p><b>MM USS-4:</b> Prior to issuance of building permits, the Master Plan applicants shall demonstrate compliance with the City of Patterson’s Construction and Demolition Debris Recycling Ordinance. The applicants shall prepare a waste management plan that identifies (1) the estimated volume or mass of</p>	Approval of plan	Prior to issuance of building permits			

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>construction and demolition debris; (2) the maximum volume or mass of such materials that can be feasibly diverted via reuse or recycling; (2) the vendor or facility that would collect and transport the materials; and (4) the estimated volume and mass of materials that would be landfilled. The City of Patterson shall review and approve the plan and the applicant is required to implement the approved plan during construction activities.</p>					

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