

*CITY OF STOCKTON*  
FINDINGS AND  
MITIGATION MONITORING/REPORTING PROGRAM

FOR THE

UNIVERSITY OF THE PACIFIC  
STUDENT HOUSING PROJECT  
UPPER DIVISION EXPERIENCE  
East of Pershing Avenue and South of Brookside Road  
Stockton, CA

City of Stockton  
Project File No: P15-343

November 12, 2015

Prepared for:

CITY OF STOCKTON  
Community Development Department  
345 N. El Dorado Street  
Stockton, CA 95202  
209-937-8266



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# 1.0 INTRODUCTION

This document sets forth the findings of the City of Stockton Planning Commission and/or City Council (City) relating to the UOP Student Housing Project. This document also describes the Mitigation Monitoring/Reporting Program (MMRP) for the project. The primary source document for the project findings and MMRP is the Final Initial Study/Mitigated Negative Declaration for the UOP Student Housing Project (P15-343) (the "Final IS/MND").

The proposed project site is located east of Pershing Avenue and south of Brookside Road in the City of Stockton in San Joaquin County, California. When referenced as such, the IS/MND includes both the Public Review Draft of the IS/MND (October 6, 2015) and the Final IS/MND (November 12, 2015) for the project, as well as any documents, which have been incorporated into those documents by reference.

## 1.1 CEQA REVIEW OF PROPOSED PROJECT

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The UOP Student Housing project involves City approval of Project File No. P15-343. The proposed project would provide 381 student housing beds in 142 studio, two-bedroom and four-bedroom apartment units and related resident community facilities, on the existing UOP campus. The project site is currently occupied by tennis courts and a portion of parking Lot 13 located south of the UOP Physical Plant. The site is connected to the central core of the main UOP campus by an existing pedestrian, bicycle and light vehicle bridge.

As the proposed project involves the potential to result in significant environmental effects as defined by CEQA, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared by consultants, subject to the independent review and approval of City of Stockton staff. The Draft IS/MND identified significant and/or potentially significant environmental effects that could occur in conjunction with the proposed project. The Draft IS/MND also identified several mitigation measures, which would reduce the significant or potentially significant environmental effects to a "less than significant" level.

Prior to public and agency review of the Draft IS/MND, the project applicant, on behalf of any future owners, applicants, developers and/or successors-in-interest, entered into a Mitigation Agreement with the City of Stockton. The Mitigation Agreement attaches all of the mitigation measures identified in the IS/MND to the proposed project as binding conditions of approval. The Mitigation Agreement also provides that any other mitigation measures, which may be imposed on the project by responsible and/or trustee agencies, and/or by City of Stockton advisory and final decision-making bodies, will also be binding on the project.

The IS/MND was circulated for agency and public review in October of 2015. No agency or public comments were received on the IS/MND. Changes to the IS/MND suggested by City staff are addressed in Section 4.0 Errata. It is anticipated that the Final IS/MND will be adopted by the City, in conjunction with this document, prior to taking action on the project.

## 1.2 CEQA REQUIREMENTS REGARDING FINDINGS

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When an Environmental Impact Report (EIR) has been prepared for a project, CEQA requires that, prior to project approval, the Lead Agency make specified findings related to each of the significant or potentially significant environmental effects considered in the EIR. Specific findings are not required by CEQA when the agency proposes to adopt a Negative Declaration. In the interest of public disclosure, however, it is the policy of the City of Stockton to make specific findings with respect to the environmental effects addressed in an Initial Study/Mitigated Negative Declaration.

The City's findings for Negative Declarations parallel the EIR findings requirements set forth in CEQA Guidelines Section 15091. All of the potentially significant effects of the project were reduced to less than significant by proposed mitigation measures.

CEQA findings must as a rule be based upon substantial evidence. The substantial evidence in this case consists of the information, analysis and mitigation measures described in the Draft IS/MND, as well as any other information incorporated into these documents by reference. A copy of the Final IS/MND is available for review at the Stockton Permit Center, 345 North El Dorado Street, Stockton, CA. Specific references to supporting information for each finding are provided in Column 4 of the findings and mitigation monitoring table, following.

## 1.3 CEQA REQUIREMENTS REGARDING MITIGATION MONITORING AND REPORTING

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To ensure that mitigation measures included in a Mitigated Negative Declaration are actually implemented, CEQA requires the adoption of a mitigation monitoring or reporting program (CEQA Guidelines Section 15074). Specifically, the Guidelines require that the lead agency:

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

These requirements are met collectively by the Mitigation Monitoring/Reporting Table shown in Section 2.0 of this document. The table lists all of the potential environmental effects of the project that were identified in the Draft IS/MND, identifies all of the mitigation measures that address these effects, and identifies the entities that would be responsible for implementing, and monitoring implementation of, the mitigation measures.

## 1.4 ORGANIZATION OF THIS DOCUMENT

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This document is divided into two chapters. Chapter 1.0 is this Introduction, which provides background information and CEQA requirements related to the project. Chapter 2.0 presents the Mitigation Monitoring/Reporting Program and findings of fact for the project in the form of a table. The table lists all mitigation measures applicable to the project, identifies implementation responsibilities, sets forth the City's finding with regard to the disposition of each impact, and establishes the rationale for each finding. The final page of the table sets forth the City's Mitigation Reporting Program for the project.

## 2.0 MITIGATION MONITORING/REPORTING PROGRAM AND FINDINGS

The following table summarizes the environmental effects that could result from approval of the proposed project. The table identifies 1) each environmental effect and its significance prior to mitigation, 2) how each significant environmental effect would be mitigated, 3) the responsibility for implementation of each mitigation measure, 4) the responsibility for monitoring of the mitigation measures, if the project is approved, 5) the City's finding with respect to each significant environmental effect, and 6) the City's rationale for that finding. The table follows the same sequence as the impact analysis in the IS/MND. Reporting actions required to ensure that the mitigation measures are implemented are described on the last page of the table.

The City's findings with respect to the project are listed in the last column of the table, for each of the significant effects identified by the IS/MND. Codes used to identify the significance of each environmental effect after mitigation measures are applied, and the City's finding with respect to each effect, are summarized on the first page of the table. For the purposes of this document:

- A "Significant" environmental effect is a substantial adverse change in the environment (CEQA Guidelines Section 15382),
- A "Potentially Significant" effect is one which is likely, but not certain, to cause future substantial adverse changes to the environment,
- A "Cumulatively Significant" effect is a substantial adverse change in the environment that is the result of cumulative development in the City of Stockton,
- A "Significant and Unavoidable" effect is one for which there is no known or feasible mitigation, and
- A "Not Significant" effect is one that may be adverse, but is not substantial, or has been rendered so as the result of mitigation measures.

**CITY OF STOCKTON**  
**CEQA FINDINGS AND MITIGATION MONITORING/REPORTING PROGRAM**  
(PURSUANT TO CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 21081 AND 21081.6)

**PROJECT DATA**

**KEY**

<p><b>INITIAL STUDY FILE NO.:</b> P15-343</p> <p><b>Property Owner(s):</b> University of the Pacific <b>Address:</b> 3601 Pacific Avenue, Stockton, CA 95211</p> <p><b>Project Applicant:</b> UOP c/o Capstone Development Partners, LLC <b>Address:</b> 162 Rancho Santa Fe Road, Suite B-80, Encinitas, CA 92024</p> <p><b>Project Title:</b> UOP Student Housing, Upper Division Experience Project</p> <p><b>The proposed project involves the construction of a four-story residential housing facility on the UOP campus that will provide 381 beds in 142 studio, two-bedroom and four-bedroom apartment units for upper division students. The proposed structure will encompass approximately 151,517 square feet of floor area. The proposed project will replace existing tennis courts and a portion of a parking lot located adjacent to the UOP Physical Plant.</b></p>	<p>1. The impacts are shaded and followed by related mitigation measures, implementation and monitoring provisions, and findings.</p> <p>2. Abbreviations: N/A = (Not Applicable); COS = (City of Stockton); ODS = (Owners, Developers and/or Successors-in- Interest); CDD = (Community Development Department); CD-P = (Community Development-Planning Division); CD-B = (Community Development-Building Division); PW = (Public Works Department); CM = (City Manager); CA = (City Attorney); P&amp;R = (Parks and Recreation Department); HR = (Housing and Redevelopment Department); MUD = (Municipal Utilities Department); FD = (Fire Department); PD = (Police Department); PC = (Planning Commission); CC = (City Council); SJC = (San Joaquin County); ALUC = (Airport Land Use Commission).</p>
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**FINDINGS AND LEVEL OF SIGNIFICANCE AFTER MITIGATION**

<p>Findings for significant and potentially significant impacts identified in the Final EIR or Negative Declaration/Initial Study are listed as follows:</p> <ol style="list-style-type: none"><li>Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect identified in the Final EIR or Negative Declaration/Initial Study, or</li><li>Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the City of Stockton. Such changes have been adopted by such other agency, or can and should be adopted by such other agency, or</li><li>The City of Stockton has previously adopted findings of specific economic, social, or other considerations which make infeasible the mitigation measures and project alternatives identified in the Final EIR or Negative Declaration/Initial Study.</li></ol> <p>The level of significance (LS) of each impact after mitigation is listed as: SU= (significant and unavoidable), PS=(potentially significant), or NS=(not significant). The basis for the Findings is provided in applicable sections of the Final EIR, Negative Declaration/Initial Study, or previously adopted Findings or Statement of Overriding Considerations, as referenced in the last (fourth) column on the following pages under "Rationale."</p>
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**LEAD AGENCY:**

**CITY OF STOCKTON**  
c/o Community Development Dept./Planning Division  
345 North El Dorado Street, Stockton, CA 95202-1997  
(209) 937-8266

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**DATE (FINDINGS/MONITORING PROGRAM ADOPTED)**

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY AND TIMING	FINDINGS/LS AFTER MITIGATION
<b>1. AESTHETICS</b>			
a) Effects on Scenic Vistas. There are no significant or potentially significant impacts in this issue area.			
b) Effects on Scenic Routes and Resources. There are no significant or potentially significant impacts in this issue area.			
c) Effects on Visual Character or Quality of the Site and its Surroundings. There are no significant or potentially significant impacts in this issue area.			
d) Project Effects on Light and Glare. There are no significant or potentially significant impacts in this issue area.			
<b>2 AGRICULTURE AND FORESTRY RESOURCES</b>			
a) Conversion of Important Agricultural Land. There are no significant or potentially significant impacts in this issue area.			
b) Conflicts with Agricultural Zoning and Williamson Act Contracts. There are no significant or potentially significant impacts in this issue area.			
c) Conflicts with Existing Zoning. There are no significant or potentially significant impacts in this issue area.			
d) Loss of Forest Land. There are no significant or potentially significant impacts in this issue area.			
<b>3 AIR QUALITY</b>			
a) Air Quality Plan Consistency. There are no significant or potentially significant impacts in this issue area.			
b, d) Construction Emissions. This is a potentially significant impact.			
<p>1. The project shall comply with all applicable requirements of SJVAPCD Regulation VIII, including the following:</p> <ul style="list-style-type: none"> <li>a) Air emissions related to the project shall be limited to 20% opacity (opaqueness, lack of transparency) or less, as defined in SJVAPCD Rule 8011. The dust control measures specified below shall be applied as required to maintain the Visible Dust Emissions standard.</li> <li>b) The contractor shall pre-water all land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and phase earthmoving.</li> <li>c) The contractor shall apply water, chemical/organic stabilizer/suppressant, or vegetative ground cover to all disturbed areas, including unpaved roads, throughout the period of soil disturbance.</li> <li>d) The contractor shall restrict vehicular access to the disturbance area during periods of inactivity.</li> <li>e) The contractor shall apply water or chemical/organic stabilizers/suppressants, construct wind barriers and/or cover exposed potentially dust-generating materials.</li> </ul>	<p>The project engineer will be responsible for inclusions of these standards in project plans and specifications.</p>	<p>The SJVAPCD will, as applicable, verify compliance with district rules during project design, construction and operation.</p>	<p>1, NS Rationale: IS/MND Pages 3-13 – 3-17</p>

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY AND TIMING	FINDINGS/LS AFTER MITIGATION
<p>f) When materials are transported off-site, the contractor shall stabilize and cover all materials to be transported and maintain six inches of freeboard space from the top of the container.</p> <p>g) The contractor shall remove carryout and trackout of soil materials on a daily basis unless it extends more than 50 feet from site; carryout and trackout extending more than 50 feet from the site shall be removed immediately. 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. If the project would involve more than 150 construction vehicle trips per day onto the public street, additional restrictions specified in Section 5.8 of SJVAPCD Rule 8041 will apply.</p> <p>2. The project shall comply with applicable requirements of SJVAPCD Rule 9510, including provision of on-site construction mitigation measures, or payment of ISR fees.</p>			
c) Regional Criteria Pollutant Emissions, Cumulative Emissions, Project Construction, Carbon Monoxide Emissions, and Air Toxics Impacts. There are no significant or potentially significant impacts in this issue area.			
e) Odor Impacts. There are no significant or potentially significant impacts in this issue area.			
<h4>4 BIOLOGICAL RESOURCES</h4>			
a) Effects on Special-Status Species. This is a potentially significant impact.			
<p>1. The ODS shall mitigate for the proportionate loss of potential wildlife habitat from the project site by applying for coverage and implementing Incidental Take Minimization Measures (ITMMs) as required by the adopted San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).</p>	<p>The ODS will be responsible for applying for SJMSCP participation and for implementation of any required ITMMS</p>	<p>The CDD-BD will verify that ITMMs have been or will be implemented prior to the issuance of a building permit.</p>	<p>1, NS Rationale: IS/MND Pages 3-18 – 3-19</p>
b) Effects on Riparian and Other Sensitive Habitats. There are no significant or potentially significant impacts in this issue area.			
c) Effects on Wetlands. There are no significant or potentially significant impacts in this issue area.			
d) Effects on Fish and Wildlife Movement. There are no significant or potentially significant impacts in this issue area.			
e) Local Biological Requirements. There are no significant or potentially significant impacts in this issue area.			
f) Project Conflict with Habitat Conservation Plans. There are no significant or potentially significant impacts in this issue area.			

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY AND TIMING	FINDINGS/LS AFTER MITIGATION
<p><b>5 CULTURAL RESOURCES</b></p>			
<p>a, b, d) Project Impacts on Potential Historical Resources, Archaeological Resources, or Potential Human Burials. This is a potentially significant impact.</p>			
<p>1. If any subsurface cultural or paleontological resources are encountered during construction of the project, all construction activities in the vicinity of the encounter shall be halted until a qualified archaeologist, or paleontologist as appropriate, can examine these materials, make a determination of their significance and, if significant, recommend further mitigation measures that would reduce potential effects to a less than significant; such measures could include 1) preservation in place or 2) excavation, recovery and curation by qualified professionals. The Stockton CDD shall be notified, and the ODS shall be responsible for retaining qualified professionals, implementing recommended mitigation measures and documenting mitigation efforts in a written report to the CDD, consistent with the requirements of the CEQA Guidelines.</p> <p>2. If human remains are encountered at any time during the development of the project, all work in the vicinity of the encounter shall halt, and the County Coroner and the Stockton CDD shall be notified immediately. The Coroner must contact the Native American Heritage Commission if the remains have been identified as being of Native American descent. At the same time, the ODS shall retain a qualified archaeologist to evaluate the archaeological implications of the find and recommend any mitigation measures that may be required under CEQA; the ODS shall implement those recommendations and documenting mitigation efforts in a written report to the CDD.</p> <p>3. In order to ensure that the project will not affect Native American resources, UOP will voluntarily consult with Native American representatives for the project area as a part of project planning and construction.</p>	<p>The ODS will be responsible for retaining an historical archeologist to monitor excavation. The archeologist will be responsible for evaluating and reporting archeological or burial funds.</p>	<p>If cultural resources are uncovered, the ODS shall be responsible for engaging an archaeologist as required to monitor compliance with the historical archaeologist's recommendations during construction and prepare an report for the CDD. Monitoring shall consist of comparing construction activities to the archaeologist's recommendations.</p>	<p>1, NS Rationale: IS/MND Pages 3-23 – 3-25</p>
<p><b>6 GEOLOGY AND SOILS</b></p>			
<p>a) Exposure of New Development to Fault Rupture, Seismic and Landslide Hazards. There are no significant or potentially significant impacts in this issue area.</p>			
<p>b) Exposure of New Development to Soil Erosion. There are no significant or potentially significant impacts in this issue area.</p>			
<p>c) Exposure of New Development to Geologic Instability. There are no significant or potentially significant impacts in this issue area.</p>			
<p>d) Exposure of New Development to Expansive Soils. There are no significant or potentially significant impacts in this issue area.</p>			
<p>e) Adequacy of Soils for Sewage Disposal. There are no significant or potentially significant impacts in this issue area.</p>			

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY AND TIMING	FINDINGS/LS AFTER MITIGATION
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<b>7 GREENHOUSE GAS EMISSIONS</b>			
a) Significance of GHG Emissions. There are no significant or potentially significant impacts in this issue area.			
b) Consistency with GHG Reduction Plans. There are no significant or potentially significant impacts in this issue area.			
<b>8 HAZARDS AND HAZARDOUS MATERIALS</b>			
a, b) Upset and Transportation Hazards. There are no significant or potentially significant impacts in this issue area.			
c) Hazards Materials Use or Emissions Near Schools. There are no significant or potentially significant impacts in this issue area.			
d) Hazardous Materials Sites. There are no significant or potentially significant impacts in this issue area.			
e, f) Aircraft Operations Effects. There are no significant or potentially significant impacts in this issue area.			
g) Emergency Response Effects. There are no significant or potentially significant impacts in this issue area.			
h) Wildland Fire Hazards. There are no significant or potentially significant impacts in this issue area.			
<b>9 HYDROLOGY AND WATER QUALITY</b>			
a, c, f) Project Effects on Erosion, Sediment and Water Quality. This is a potentially significant impact.			
<ol style="list-style-type: none"> <li>1. The ODS shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) for the project and file a Notice of Intent (NOI) with the State Water Resources Control Board prior to commencement of construction activity. The SWPPP shall be available on the construction site at all times.</li> <li>2. The ODS shall incorporate an Erosion Control Plan consistent with all applicable provisions of the SWPPP within the site development plans.</li> <li>3. The ODS shall submit the SWRCB Waste Discharger's Identification Number (WDID) to the City prior to approval of development or grading plans.</li> <li>4. The ODS shall submit a Storm Water Quality Control Criteria Plan that shall include post-construction Best Management Practices as required by Title 13 of the SWQCCP. The Storm Water Quality Control Criteria Plan will be reviewed and approved by the MUD prior to the Certificate of Occupancy.</li> <li>5. The ODS shall execute a Maintenance Agreement with the City for stormwater BMPs prior to receiving a Certificate of Occupancy. The ODS must remain the responsible party and provide funding for the operation, maintenance and replacement costs of the proposed treatment devices built for the subject property.</li> </ol>	<p>The ODS will be responsible for design and construction of storm water quality improvements, for compliance with applicable COS codes related to storm water, and for preparation and submittal of SWPPP.</p>	<p>The MUD will be responsible for review and approval of storm water quality plans, for assessing project compliance with COS codes, for noting receipt of the NOI and for review and approval of the Erosion Control Plan prior to the issuance of a Grading Permit.</p>	<p>1, NS Rationale: IS/MND Pages 3-38 – 3-40</p>

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY AND TIMING	FINDINGS/LS AFTER MITIGATION
6. The ODS shall comply with any and all requirements of, and pay all associated fees as required by, the City's Storm Water Pollution Prevention Program as set forth in its NPDES Storm Water Permit.			
b) Project Effects on Groundwater Supplies. There are no potentially significant or significant impacts in this issue area.			
d, e) Project Effects on Drainage and Runoff. There are no potentially significant or significant impacts in this issue area.			
g) Flood Exposure. There are no potentially significant or significant impacts in this issue area.			
h) Impacts on Floodways. There are no potentially significant or significant impacts in this issue area.			
i) Dam Failure Hazards. There are no potentially significant or significant impacts in this issue area.			
j) Project Exposure to Seiche, Tsunami or Mudflow Hazards. There are no potentially significant or significant impacts in this issue area.			
<b>10 LAND USE AND PLANNING</b>			
a) Division of Established Community. There are no potentially significant or significant impacts in this issue area.			
b) Consistency with Land Use Plans and Zoning. There are no potentially significant or significant impacts in this issue area.			
c) Conflict with Habitat Conservation Plan. There are no potentially significant or significant impacts in this issue area.			
<b>11 MINERAL RESOURCES</b>			
a) Availability of Mineral Resources of State Value. There are no significant or potentially significant impacts in this issue area.			
b) Availability of Mineral Resources of Local Value. There are no significant or potentially significant impacts in this issue area.			
<b>12 NOISE</b>			
a) Project Exposure to Noise Exceeding Local Standards. There are no significant or potentially significant impacts in this issue area.			
b) Project Exposure to Groundborne Noise. There are no significant or potentially significant impacts in this issue area.			
c) Permanent Increase in Ambient Noise. There are no significant or potentially significant impacts in this issue area.			
d) Temporary or Periodic Increase in Ambient Noise. This is a potentially significant impact.			
1. Temporary noise impacts resulting from project construction shall be minimized by restricting hours of operation by noise-generating construction equipment to 7:00 a.m. to 7:00 p.m. Monday through Saturday. No construction shall occur on Sundays or national holidays without a permit from the City.	The contractor will be responsible for implementing noise controls.	The CD-B will be responsible for monitoring controls on contractor activities.	1, NS Rationale: IS/MND Pages 3-47 – 3-49
e, f) Project Exposure to Aircraft Operations Noise. There are no significant or potentially significant impacts in this issue area.			

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY AND TIMING	FINDINGS/LS AFTER MITIGATION
<b>13 POPULATION AND HOUSING</b>			
a) Population Growth Inducement. There are no significant or potentially significant impacts in this issue area.			
b, c) Displacement of Housing or People. There are no significant or potentially significant impacts in this issue area.			
<b>14 PUBLIC SERVICES/FACILITIES</b>			
a) Fire Protection Impacts. This is a potentially significant impact.			
<ol style="list-style-type: none"> <li>1. The ODS shall incorporate access, water supply and other fire suppression and emergency access/response needs in the proposed project design.</li> <li>2. The ODS shall install fire hydrants and water distribution facilities that will provide fire flows that are adequate to support the City's existing ISO rating and that conform to adopted Building Code Fire Safety Standards for all of the uses proposed within the project area.</li> </ol>	<p>The contractor will be responsible for obtaining plan approval for emergency access and water distribution system from the Stockton FD.</p>	<p>The Stockton FD will verify adequate emergency access and water distribution system and adequate fire flows.</p>	<p>1, NS Rationale: IS/MND Pages 3-52 – 3-53</p>
b) Police Protection Impacts. This is a potentially significant impact.			
<ol style="list-style-type: none"> <li>3. The ODS shall pay Public Facility Fees to defray capital facilities costs associated with expanding law enforcement.</li> <li>4. The ODS shall coordinate with PSD as required to establish adequate security and visibility of the construction site.</li> <li>5. Project landscaping along the building exterior and parking areas shall be designed and maintained as required to facilitate adequate visibility to support law enforcement.</li> </ol>	<p>The contractor will be responsible for obtaining plan approval for emergency access and landscaping/parking design and maintenance from the Stockton PD and PSD, and for construction security in the project plans and specifications.</p>	<p>The Stockton PD and PSD will verify adequate emergency access and landscaping/parking design. The MUD will verify that coordination requirements have been included for security, and that coordination activities are occurring as required. The CDD will verify collections of Public Facility Fees.</p>	<p>1, NS Rationale: IS/MND Pages 3-53 – 3-54</p>
c) School Impacts. There are no significant or potentially significant impacts in this issue area.			
d) Park Impacts. There are no significant or potentially significant impacts in this issue area.			
e) Other Public Facilities Impacts. There are no significant or potentially significant impacts in this issue area.			
<b>15 RECREATION</b>			
a) Increased Use of Existing Recreational Facilities. There are no significant or potentially significant impacts in this issue area.			
b) Recreational Improvements Involving Environmental Impacts. There are no significant or potentially significant impacts in this issue area.			
<b>16 TRANSPORTATION/CIRCULATION</b>			
a) Consistency with Applicable Plans, Ordinances and Policies. There are no significant or potentially significant impacts in this issue area.			

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY AND TIMING	FINDINGS/LS AFTER MITIGATION
b) Conflict With Congestion Management Program. There are no significant or potentially significant impacts in this issue area.			
c) Impact on Air Traffic Patterns. There are no significant or potentially significant impacts in this issue area.			
d, e) Traffic Hazards and Emergency Access. There are no significant or potentially significant impacts in this issue area.			
f) Conflict with Non-vehicular Transportation Plans. There are no significant or potentially significant impacts in this issue area.			
<b>17 UTILITIES/ SERVICE SYSTEMS</b>			
a, e) Effects on Wastewater Systems. There are no significant or potentially significant impacts in this issue area.			
b) Effects on Water Systems. There are no significant or potentially significant impacts in this issue area.			
c) Effects on Stormwater Systems. There are no significant or potentially significant impacts in this issue area.			
d) Water Supply. There are no significant or potentially significant impacts in this issue area.			
f, g) Solid Waste Effects. There are no significant or potentially significant impacts in this issue area.			
h) Regulated Utilities. There are no significant or potentially significant impacts in this issue area.			
<b>18 MANDATORY FINDINGS OF SIGNIFICANCE</b>			
a) Environmental Quality, Species Impacts, Historical Resources. There are no significant or potentially significant impacts in this issue area.			
b) Cumulative Impacts. There are no significant or potentially significant impacts in this issue area.			
c) Other Substantial Adverse Effects. There are no significant or potentially significant impacts in this issue area.			

### 3.0 MITIGATION REPORTING PROGRAM

This section describes the mitigation reporting program established for the above-described project pursuant to Section 21081.6 of the Public Resources Code. This program consists of the following steps:

- a. The Community Development Department shall utilize the above-listed Mitigation Implementation and Monitoring Program (Section I) as a checklist of mitigation measures to be implemented for the project. Implementation of the applicable measures shall be included as a condition of all applicable discretionary approvals, improvement plans and/or construction permits.
- b. The project applicant (i.e., owner, developer, originating City department, or other responsible agency, as applicable) and/or successors-in-interest shall file a written report with the Community Development Department, which will monitor the implementation of required mitigation measures. Similarly, any public agency having jurisdiction over natural resources affected by the project shall monitor and report upon the implementation of any mitigation measures incorporated at their request. Such written report(s) shall be submitted to the Community Development Department approximately once every twelve (12) months following approval of improvement plans and/or construction permits. The written report shall briefly state the status in implementing each adopted mitigation measure.
- c. The Community Development Department shall review the monitoring report(s) and determine whether there is any unusual and substantial delay in, or obstacle to, implementing the adopted mitigation measures. In reviewing the timeliness of implementation, the Community Development Department shall consider any timetable for the project and the required mitigation measures provided by the applicant and/or other responsible agency, as applicable. The Community Development Department and other City Departments may, to the extent deemed necessary, use scheduled inspections to monitor mitigation implementation.
- d. The result of the Community Development Department's review of the annual report(s) will be provided to the applicant in writing within thirty (30) calendar days after receipt of the annual report. If the Community Development Department determines that a required mitigation measure is not being properly implemented, it shall consult with the applicant and, if possible, agree upon additional actions to be taken to implement the mitigation measures.

The Community Development Department shall be limited to imposing reasonable actions as permitted by law that will implement the required mitigation measures. Any decision of the Senior Civil Engineer related to the annual monitoring report may be appealed to the City Planning Commission and/or City Council, as applicable, within ten (10) calendar days following said written determination.

- e. Such monitoring and reporting shall continue until the Community Development Department, in consultation with the other applicable City departments, determines that compliance has been fully achieved or, for ongoing measures (e.g., maintenance of facilities), determines that existing enforcement procedures relating to conditions of approval will provide adequate verification of compliance.