

**Mitigation Monitoring and Reporting Program  
for the  
Northwest Airport Way Master Plan  
City of Manteca, San Joaquin County, California**

**State Clearinghouse No. 2010022024**

Prepared for:



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October 7, 2010



**Table 1: Northwest Airport Way Master Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<b>2. Agricultural Resources</b>					
<b>MM AG-1:</b> At the time building permits are sought for any Master Plan contemplated use, the project applicant shall pay the required City of Manteca agricultural mitigation fee to help offset the conversion of Important Farmland pursuant to Manteca Municipal Code Chapter 13.42.	Receipt of fees	At the time building permits are sought	City of Manteca Community Development Department		
<b>3. Air Quality/Greenhouse Gas Emissions</b>					
<p><b>MM AIR-1a:</b> Prior to issuance of grading permits for each Master Plan use, the project applicant shall provide information to the City of Manteca describing the methods by which the following measures will be complied with:</p> <ul style="list-style-type: none"> <li>• Off-road equipment used onsite shall achieve a fleet average emissions equal to or less than the Tier II emissions standard of 4.8 grams of NO<sub>x</sub> per horsepower hour. This can be achieved through any combination of engine standards. Tier II emission standards are set forth in Section 2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 Code of Federal Regulations.</li> <li>• Construction equipment shall be properly maintained at an offsite location; maintenance shall include proper tuning and timing of engines. Equipment maintenance records and data sheets of equipment design specifications shall be kept on-site during construction.</li> <li>• Onsite construction equipment shall not idle for more than 5 minutes in any one hour.</li> <li>• During the building phase, onsite electrical hook ups shall be provided for electric construction tools including saws, drills and compressors, to eliminate the need for diesel powered electric generators.</li> <li>• Construction workers shall be encouraged to carpool to and from the construction site to the greatest extent practical. Workers shall be informed in writing and a letter shall be placed on file in the City office documenting efforts to carpool.</li> </ul>	Notes on construction plans; submittal of documentation	Prior to issuance of grading permits for each Master Plan use	City of Manteca Community Development Department & Public Works Engineering		

**Table 1 (cont.): Northwest Airport Way Master Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p><b>MM AIR-1b:</b> During the architectural coating phase for all Master Plan uses, paints with a volatile organic compound content less than 10 grams per liter shall be used.</p>	Notes on construction plans; site inspection	During the architectural coating phase for all Master Plan uses	City of Manteca Community Development Department Building Division		
<p><b>MM AIR-1c:</b> Prior to issuance of building permits for each Master Plan building, the project applicant shall demonstrate compliance with all applicable requirements of San Joaquin Valley Air Pollution Control District, Rule 9510 via the submittal of a Rule 9510 Implementation Plan to the City of Manteca for review and approval. The implementation plan shall achieve a 33-percent reduction in NO<sub>x</sub> and a 45-percent reduction in PM<sub>10</sub> over the first 10 years of operations through the use of onsite emissions reduction measures or through the payment of offsite mitigation fees to the SJVAPCD for purchase of emission reductions. The requirements of the approved implementation plan shall be incorporated into the proposed project.</p>	Submittal of documentation	Prior to issuance of building permits for each Master Plan building	City of Manteca Community Development Department		
<p><b>MM AIR-1d:</b> Prior to approval of the final site plan for each Master Plan building that would receive 10 more truck deliveries per week, the project applicant shall demonstrate that the following anti-idling measures would be implemented:</p> <ul style="list-style-type: none"> <li>• Provide available electricity hookups for trucks in the loading dock areas.</li> <li>• Signs shall be posted in dock areas advising drivers that idling shall not occur for more than 3 minutes.</li> <li>• Telephone numbers of the building facilities manager and the California Air Resources Board shall be posted on signs at truck entrances to report idling violations.</li> </ul>	Approval of plans	Prior to approval of the final site plan for each Master Plan building that would receive 10 more truck deliveries per week	City of Manteca Community Development Department		

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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p><b>MM AIR-6:</b> Prior to final site plan approval for any Master Plan use that includes food service (i.e., restaurants, cafeterias, etc.), the applicant shall demonstrate compliance with SJVAPCD Rules 4102 (Nuisance) and 4692 (Commercial Charbroiling) to the extent that these rules are applicable. Compliance may entail the installation of kitchen exhaust vents, exhaust filtration systems, or other odor-reduction measures in accordance with accepted engineering practice. The approved plans shall be incorporated into the proposed project.</p>	Approval of plans	Prior to final site plan approval for any Master Plan use that includes food service (i.e., restaurants, cafeterias, etc.)	City of Manteca Community Development Department Building Division		
<p><b>4. Biological Resources</b></p>					
<p><b>MM BIO-1a:</b> If ground clearing or vegetation removal activities occur during the nesting season (February 15 through August 31), then pre-construction surveys for nesting birds shall be conducted in all area suitable for nesting that are located within 250 feet of the Master Plan area. Surveys shall be conducted no more than 15 days prior to the beginning of ground disturbance. If an active nest is located, a 250-foot buffer shall be delineated and maintained around the nest until a qualified biologist has determined that fledging has occurred. Alternatively, CDFG may be consulted to determine if the protective buffer can be reduced based upon individual species responses to disturbance. This mitigation measure does not apply if ground clearing or vegetation removal activities occur outside of the nesting season (September 1 through February 14).</p>	Site inspection; submittal of documentation	If ground clearing or vegetation removal activities occur during the nesting season (February 15 through August 31),	City of Manteca Community Development Department; California Department of Fish and Game		
<p><b>MM BIO-1b:</b> No more than 30 day prior to the beginning of ground disturbance, a pre-construction survey for burrowing owls shall be conducted by a qualified biologist in general accordance with the Burrowing Owl Survey Protocol and Mitigation Guidelines by the California Burrowing Owl Consortium. Should the surveys be scheduled to occur during the period extending from February 1 through May 1, then surveys shall be conducted</p>	Site inspection; submittal of documentation	No more than 30 day prior to the beginning of ground disturbance	City of Manteca Community Development Department; California Department of Fish and Game		

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no more than 15 days prior to the start of ground disturbance. Surveys shall be conducted from 2 hours before sunset to 1 hour after sunset, or from 1 hour before sunrise to 2 hours after sunrise, and shall be conducted during weather conducive to observing owls outside of their burrows. No surveys shall occur during heavy rain, high winds, or dense fog. If occupied burrows are found, mitigation for potential impacts shall follow the guidelines outlined by the Burrowing Owl Survey Protocol and Mitigation Guidelines, including passive relocation.					
<b>MM BIO-2:</b> Prior to issuance of grading permits within any impacted resource area, the project applicant shall obtain all required authorization from agencies with jurisdiction over the drainage canals within the Master Plan area. Such agencies may include but are not limited to the United States Army Corps of Engineers, the California Department of Fish and Game, and the Central Valley Regional Water Quality Control Board. Impacted resources shall be offset through onsite restoration, offsite restoration, or purchase of credits at an agency-approved mitigation bank in the region at no less than a 1:1 ratio.	Submittal of documentation	Prior to issuance of grading permits within any impacted resource area	City of Manteca Community Development Department; United States Army Corps of Engineers, California Department of Fish and Game; Central Valley Regional Water Quality Control Board		
<b>MM BIO-3:</b> Prior to issuance of grading permits, the project applicant shall obtain all required authorization from agencies with jurisdiction over the drainage canals within the Master Plan area. This authorization may involve approvals from the United States Army Corps of Engineers and the Central Valley Regional Water Quality Control Board. Impacted features shall be offset through onsite restoration, offsite restoration, or purchase of credits at an agency-approved mitigation bank in the region at no less than a 1:1 ratio.	Submittal of documentation	Prior to issuance of grading permits	City of Manteca Community Development; United States Army Corps of Engineers, Central Valley Regional Water Quality Control Board Department		

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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<b>MM BIO-5:</b> Prior to issuance of grading permits for any activities that would remove one or more trees subject to City of Manteca Ordinance 17.19.060, the applicant shall prepare and submit a tree removal and replacement plan to the City of Manteca for review and approval. The plan shall identify all trees proposed for removal and proposed replacement tree species and locations. Replacement shall occur at no less than a 1:1 ratio. All replacement trees shall be no less than a 24-inch box size species.	Approval of plan	Prior to issuance of grading permits for any activities that would remove one or more trees subject to City of Manteca Ordinance 17.19.060	City of Manteca Community Development Department		
<b>MM BIO-6:</b> Prior to issuance of the first grading or building permit for the Master Plan, the project applicant shall obtain coverage under the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan. Coverage shall consist of approval of the Master Plan-specific “Section 8.2.1 (10) Checklist for Unmapped SJMSCP Projects” by the San Joaquin Council of Governments Technical Advisory Committee. The applicant shall pay all required fees to the San Joaquin Council of Governments prior to the commencement of construction activities.	Approval of application; receipt of fees	Prior to issuance of the first grading or building permit for the Master Plan	City of Manteca Community Development Department Planning and building Divisions, Public Works Engineering; San Joaquin Council of Governments		
<b>5. Cultural Resources</b>					
<b>MM CUL-1:</b> If potentially significant historic resources are encountered during subsurface excavation activities for any Master Plan use, all construction activities within a 100-foot radius of the resource shall cease until a qualified archaeologist determines whether the resource requires further study. The City shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and	Site inspection; submittal of documentation	During subsurface excavation activities	City of Manteca Community Development Department Planning and Building Division & Public Works Engineering		

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<p>Recreation forms and evaluated for significance in terms of California Environmental Quality Act criteria by a qualified archaeologist. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. If the resource is determined to be significant under CEQA, the City and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan for the resource. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive written report and file it with the appropriate information center (California Historical Resources Information System), and provide for the permanent curation of the recovered materials.</p>					
<p><b>MM CUL-2:</b> If potentially significant archaeological resources are encountered during subsurface excavation activities, all construction activities within a 100-foot radius of the resource shall cease until a qualified archaeologist determines whether the resource requires further study. The City shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate Department of Parks and Recreation forms and evaluated for significance in terms of California Environmental Quality Act criteria by a qualified archaeologist. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. If the resource is</p>	<p>Site inspection; submittal of documentation</p>	<p>During subsurface excavation activities</p>	<p>City of Manteca Community Development Department Planning and Building Division &amp; Public Works Engineering</p>		

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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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determined to be significant under CEQA, the City and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan for the resource. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive written report and file it with the appropriate information center (California Historical Resources Information System), and provide for the permanent curation of the recovered materials.					
<b>MM CUL-3:</b> In the event that plant or animal fossils are discovered during subsurface excavation activities for the proposed project, all excavation within 50 feet of the fossil shall cease until a qualified paleontologist has determined the significance of the find and provides recommendations in accordance with Society of Vertebrate Paleontology standards. The paleontologist shall notify the City of Manteca to determine procedures to be followed before construction is allowed to resume at the location of the find. If the find is determined to be significant and the City determines that avoidance is not feasible, the paleontologist shall design and implement a data recovery plan consistent with the Society of Vertebrate Paleontology standards. The plan shall be submitted to the City for review and approval. Upon approval, the plan shall be incorporated into the project.	Site inspection; submittal of documentation	During subsurface excavation activities	City of Manteca Community Development Department Planning and Building Division & Public Works Engineering		

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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p><b>MM CUL-4:</b> If previously unknown human remains are encountered during construction activities, Section 7050.5 of the California Health and Safety Code applies, and the following procedures shall be followed:</p> <ul style="list-style-type: none"> <li>• In the event of an accidental discovery or recognition of any human remains, Public Resource Code Section 5097.98 must be followed. Once project-related ground disturbance begins and if there is accidental discovery of human remains, the following steps shall be taken:</li> <li>• There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the San Joaquin County Coroner’s Office is contacted to determine if the remains are Native American and if an investigation into cause of death is required. If the coroner determines the remains are Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.</li> </ul>	Site inspection; submittal of documentation	During construction activities	City of Manteca Community Development Department Planning and Building Division & Public Works Engineering		
<b>6. Geology, Soils, and Seismicity</b>					
<p><b>MM GEO-1:</b> Prior to issuance of building permits for each Master Plan use, the project applicant shall submit a design-level geotechnical study and building plans to the City of Manteca for review and approval. The building plans shall demonstrate that they incorporate all applicable</p>	Approval of plans	Prior to issuance of building permits for each Master Plan use	City of Manteca Community Development Department Building Division		

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recommendations of the design-level geotechnical study and comply with all applicable requirements of the most recent version of the California Building Standards Code. A licensed professional engineer 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 onsite soil engineering activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist.					
<b>7. Hazards and Hazardous Materials</b>					
<b>MM HAZ-1a:</b> Prior to grading activities for any Master Plan use in areas where THP-D has been detected, the applicant shall conduct soil sampling to delineate the horizontal and vertical extent of the TPH-D in order to implement a soil remediation program. Soil remediation shall be conducted in accordance with California Department of Toxic Substances Control (DTSC) guidelines. Contaminated soil shall be excavated and disposed of at an approved disposal facility. Following excavation, confirmation sampling shall be conducted to confirm whether remaining soil meets acceptable applicable regulatory levels. The excavation shall be backfilled with clean soil.	Submittal of documentation	Prior to grading activities for any Master Plan use in areas where THP-D has been detected	City of Manteca Community Development Department, Public Works Engineering		
<b>MM HAZ-1b:</b> Prior to grading activities for any Master Plan use, any onsite wells or septic systems intended to be removed shall be destroyed under permit and inspection with San Joaquin County Environmental Health Department.	Submittal of documentation	Prior to grading activities for any Master Plan use	City of Manteca Community Development Department; San Joaquin County Environmental Health Department		

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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p><b>MM HAZ-1c:</b> Prior to demolition activities of any structures located within the Master Plan area, the project applicant shall retain a certified hazardous waste contractor to determine the presence or absence of building materials or equipment that contains hazardous waste, including asbestos, lead-based paint, mercury, and PCBs. If such substances are found to be present, the contractor shall properly remove and dispose of these hazardous materials in accordance with federal and state law. All removal activities shall be completed prior to commencement of demolition activities.</p>	<p>Submittal of documentation</p>	<p>Prior to demolition activities of any structures located within the Master Plan area</p>	<p>City of Manteca Community Development Department Building Division</p>		
<p><b>8. Hydrology and Water Quality</b></p>					
<p><b>MM HYD-1:</b> Prior to the issuance of grading or building permits for each proposed activities within the Master Plan area, the project applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) to the City of Manteca that identifies specific actions and Best Management Practices (BMPs) to prevent stormwater pollution during construction activities. The SWPPP shall identify a practical sequence for BMP implementation, monitoring, and maintenance; site restoration; contingency measures; responsible parties; and agency contacts. The SWPPP shall include but not be limited to the following elements:</p> <ul style="list-style-type: none"> <li>• Temporary erosion control measures shall be employed for disturbed areas.</li> <li>• Specific measures shall be identified to protect the onsite open drainages during construction of the proposed resort.</li> <li>• Specific measures shall be identified to protect the French Camp Outlet Canal and Drain 3 during any construction activities.</li> </ul>	<p>Approval of plan</p>	<p>Prior to the issuance of grading or building permits for each proposed activities within the Master Plan area</p>	<p>City of Manteca Public Works</p>		

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<ul style="list-style-type: none"> <li>No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months.</li> <li>Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures.</li> <li>The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains.</li> <li>BMP performance and effectiveness shall be determined either by visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required by the RWQCB to determine adequacy of the measure.</li> <li>In the event of significant construction delays or delays in final landscape installation, native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the wet season.</li> </ul>					
<p><b>MM HYD-2:</b> Prior to the issuance of building or grading permits for any development activities that occur pursuant to the Master Plan, the project applicant shall submit a stormwater quality control plan to the City of Manteca for review and approval. The plan shall include a detailed drainage plan and identify expected site-specific pollutants and required measures to treat those pollutants before they reach the regional detention basins and, ultimately, the French Camp Outlet Canal and San Joaquin River. The approved measures shall be incorporated</p>	Approval of plan	Prior to the issuance of building or grading permits	City of Manteca Public Works		

**Table 1 (cont.): Northwest Airport Way Master Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>into the proposed project. The plan will describe monitoring and performance measures and standards required in order to ensure water quality is adequately protected during operation of all proposed sites within the project area. Examples of stormwater pollution prevention measures and practices to be incorporated into the plan include but are not limited to:</p> <ul style="list-style-type: none"> <li>• Strategically placed bioswales and landscaped areas that promote percolation of runoff</li> <li>• Pervious pavement</li> <li>• Roof drains that discharge to landscaped areas</li> <li>• Trash enclosures with screen walls and roofs</li> <li>• Stenciling on storm drains</li> <li>• Curb cuts in parking areas to allow runoff to enter landscaped areas</li> <li>• Rock-lined areas along landscaped areas in parking lots</li> <li>• Catch basins</li> <li>• Oil/water separators</li> <li>• Regular sweeping of parking areas and cleaning of storm drainage facilities</li> <li>• Employee training to inform maintenance personnel of stormwater pollution prevention measures</li> </ul>					

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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p><b>MM HYD-4:</b> Prior to the issuance of building or grading permits for the proposed project, the project applicant shall submit a stormwater quality control plan for the project as a whole to the City of Manteca for review and approval. The plan shall include a detailed drainage plan that demonstrates attainment of pre-project runoff requirements prior to release at the outlet canal and describes the volume reduction measures and treatment controls used to reach attainment. The drainage plan shall identify all expected flows from the project area and the location, size, and type of facilities used to retain and treat the runoff volumes and peak flows to meet pre-project conditions. The approved drainage plan shall be incorporated into the proposed project.</p>	Approval of plan	Prior to the issuance of building or grading permits	City of Manteca Public Works		
<p><b>MM HYD-5a:</b> Prior to the issuance of grading or building permits, the project applicant must revisit the status of the provisionally accredited levees providing 100-year level of flood protection to the Master Plan area to determine it is still the case and the Master Plan remains outside of the 100-year flood hazard.</p>	Submittal of documentation	Prior to the issuance of grading or building permits	City of Manteca Community Development Department & Public Works		
<p><b>MM HYD-5b:</b> Prior to the issuance of grading permits, the project applicant shall either demonstrate that the developed portions of the Master Plan are outside of the anticipated 200-year flood hazard area or incorporate measures into the Master Plan to achieve a 200-year level of flood protection for any site installations that will occur in 2012 or later.</p>	Submittal of documentation	Prior to the issuance of grading permits	City of Manteca Community Development Department & Public Works		

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<b>10. Noise</b>					
<p><b>MM NOI-1:</b> During construction activities for all Master Plan uses, the applicant shall require its construction contractors to adhere to the following noise attenuation requirements:</p> <ul style="list-style-type: none"> <li>• Construction activities shall be limited to the hours between 7 a.m. to 8 p.m. daily. The City of Manteca Director of Public Works shall have the discretion to permit construction activities to occur outside of allowable hours if compelling circumstances warrant such an exception (e.g., weather conditions necessary to pour concrete).</li> <li>• All construction equipment shall use noise-reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer. If no noise-reduction features were installed by the manufacturer, then the contractor shall require that at least a muffler be installed on the equipment.</li> <li>• Construction staging and heavy equipment maintenance activities shall be performed a minimum distance of 300 feet from the nearest residence, unless safety or technical factors take precedence (e.g., an equipment breakdown).</li> <li>• A 10-foot-high construction noise barrier shall be installed along the edge of the Master Plan area within 300 feet of any offsite residence prior to start of grading activities. The noise barrier shall either be constructed of a minimum 0.5-inch plywood or utilize acoustical blankets with a minimum Sound Transmission Class of 12. The barrier shall remain in place until noise intensive aspects of construction are completed.</li> </ul>	Notes on construction plans; site inspection	During construction activities for all Master Plan uses	City of Manteca Community Development Department Building Division & Public Works		

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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<b>MM NOI-4:</b> During Master Plan operations, the use of street sweepers and mechanical landscape maintenance equipment (lawnmowers, leaf blowers, etc.) shall be prohibited between the hours of 10 p.m. and 7 a.m.	Site inspection	During Master Plan operations	City of Manteca Community Development Department		
<b>11. Public Services and Utilities</b>					
<b>MM PSU-1:</b> Prior to issuance of building permits for any Master Plan uses, the project applicant shall provide the City of Manteca will all applicable fire protection development fees in accordance with the latest adopted fee schedule.	Receipt of fees	Prior to issuance of building permits for any Master Plan uses	City of Manteca Community Development Department		
<b>MM PSU-3a:</b> Prior to issuance of building permits for each Master Plan use, the applicant shall prepare and submit documentation to the City of Manteca for review and approval identifying a non-potable irrigation system that is separate from the potable water systems. The non-potable irrigation system shall use non-potable well water until recycled water is available, at which point it shall be converted to use recycled water.	Submittal of documentation	Prior to issuance of building permits for each Master Plan use	City of Manteca Community Development Department & Public Works		
<b>MM PSU-3b:</b> Prior to issuance of building permits for each Master Plan use, the applicant shall prepare and submit documentation to the City of Manteca for review and approval identifying that all appropriate and feasible water conservation measures are incorporated into the proposed use(s). The approved measures shall be incorporated into the final development plans. Examples of water conservation measures include but are not limited to: <ul style="list-style-type: none"> <li>• Drought-tolerant landscaping or xeriscaping</li> <li>• Water efficient irrigation systems (drip irrigation,</li> </ul>	Submittal of documentation	Prior to issuance of building permits for each Master Plan use	City of Manteca Community Development Department		

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bubbler/soaker systems, hydrozones, evapotranspiration controllers, etc.) <ul style="list-style-type: none"> <li>• Sensor-activated low-flow fixtures (e.g., faucets, urinals, and toilets)</li> </ul>					
<b>MM PSU-6a:</b> Prior to issuance of building permits for any building developed pursuant to the Master Plan, the project applicant shall retain a qualified contractor to perform construction and demolition debris recycling. Following the completion of construction activities, the project applicant shall provide documentation to the satisfaction of the City of Manteca demonstrating that construction and demolition debris was recycled.	Submittal of documentation	Prior to issuance of building permits for any building developed pursuant to the Master Plan	City of Manteca Community Development Department		
<b>MM PSU-6b:</b> Prior to issuance of building permits for each building developed pursuant to the Master Plan, the project applicant shall provide information to the City of Manteca describing the methods by which recycling and waste diversion activities shall be achieved. This information shall include but is not limited to the type and location of facilities necessary to collect and store recyclable materials, contractors who would pick-up recyclable and reusable materials, and how recycling and waste diversion activities would be integrated into operational practices. To the extent feasible, centralized recycling facilities are encouraged to enhance the ease and efficiency of such practices. The approved facilities and practices shall be incorporated into the uses envisioned by the Master Plan.	Approval of plan	Prior to issuance of building permits for each building developed pursuant to the Master Plan	City of Manteca Community Development Department		

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<b>12. Transportation</b>					
<b>MM TRANS-1:</b> Prior to issuance of building permits for each Master Plan use, the applicant shall pay all transportation-related fees in accordance with the latest adopted fee schedule at the time permits are sought. Such fees shall include, but not be limited to, the City of Manteca Public Facilities Implementation Plan fee and the San Joaquin County Regional Transportation Impact Fee.	Receipt of fees	Prior to issuance of building permits for each Master Plan use	City of Manteca Community Development Department Building Division		
<b>MM TRANS-2a:</b> Prior to issuance of building permits for each Master Plan use, the applicant shall provide fees to the City of Manteca for the installation of signals at the I-5 Northbound Ramps/Roth Road and I-5 Southbound Ramps/Roth Road intersections, provided that fee collection mechanism exists. Fee amounts shall be calculated in accordance with equitable share methodology. This mitigation measure shall be superseded by Mitigation Measure TRANS-1 if no fee collection mechanism exists for this improvement at the time building permits are sought.	Receipt of fees	Prior to issuance of building permits for each Master Plan use	City of Manteca Community Development Department & Public Works		
<b>MM TRANS-2b:</b> Prior to issuance of building permits for each Master Plan use, the applicant shall provide fees to the City of Manteca for improvements to the Roth Road/Harland Road intersection, provided that fee collection mechanism exists. The improvements shall consist of the installation of a signal and widening the westbound approach to include left-turn lane, through lane, and shared through/right lane. Fee amounts shall be calculated in accordance with equitable share methodology. This mitigation measure shall be superseded by Mitigation Measure TRANS-1 if no fee collection mechanism exists for this improvement at the time building permits are sought.	Receipt of fees	Prior to issuance of building permits for each Master Plan use	City of Manteca Community Development Department		

**Table 1 (cont.): Northwest Airport Way Master Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p><b>MM TRANS-4a:</b> Prior to site plan review for each Master Plan use, the applicant shall consult with the City of Manteca Community Development Department about appropriate frontage improvements. All necessary frontage improvements shall be depicted on the final site plan and implemented as part of site development.</p>	Approval of plan	Prior to site plan review for each Master Plan use	City of Manteca Community Development Department & Public Works		
<p><b>MM TRANS-4b:</b> Prior to site plan review for each Master Plan use, the applicant shall consult with the City of Manteca Community Development Department and public Works about the following roadway access issues listed below. The access evaluations shall be performed in accordance with the City’s Transportation Impact Study Guidelines. All necessary improvements shall be depicted on the final site plan and implemented as part of site development. Issues include but are not limited to:</p> <ul style="list-style-type: none"> <li>• Need for traffic signals at driveways</li> <li>• Traffic signal coordination and installation of associated signal conduits</li> <li>• Truck traffic volumes at driveways and associated lane storage requirements, right-turn deceleration needs, and curb return radii</li> <li>• Coordination and accommodation of driveways for future projects on the opposite side of the street</li> <li>• Pavement thickness</li> </ul>	Approval of plan	Prior to site plan review for each Master Plan use	City of Manteca Community Development Department & Public Works		

**Table 1 (cont.): Northwest Airport Way Master Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p><b>MM TRANS-6a:</b> Prior to site plan review for each Master Plan light industrial use, the applicant shall consult with the City of Manteca Community Development Department, City of Manteca Public Works, Manteca Transit, and the San Joaquin Regional Transit District about the inclusion of appropriate transit facilities (turnouts, shelters, etc.) or services (e.g., an employee shuttle). If transit facilities are deemed to be necessary, they shall be provided on the final site plan. If transit services are deemed to be necessary, the applicant shall prepare a service plan and submit it to the City of Manteca for review and approval. The approved plan shall be incorporated into the project. To the extent feasible, transit facilities and services shall be coordinated among Master Plan uses to maximize efficiency and effectiveness.</p>	Approval of plan	Prior to site plan review for each Master Plan light industrial use	City of Manteca Community Development Department & Public Works		
<p><b>MM TRANS-6b:</b> Prior to site plan review for each Master Plan light industrial use, the applicant shall consult with the City of Manteca Community Development Department about the inclusion of appropriate bicycle facilities (racks, lockers, etc.). If bicycle facilities are deemed to be necessary, such facilities shall be provided on the final site plan.</p>	Approval of plan	Prior to site plan review for each Master Plan light industrial use	City of Manteca Community Development Department		
<p><b>MM TRANS-6c:</b> Prior to site plan review for each Master Plan light industrial use, the applicant shall consult with the City of Manteca Community Development Department about the inclusion of appropriate pedestrian facilities. If pedestrian facilities are deemed to be necessary, such facilities shall be provided on the final site plan.</p>	Approval of plan	Prior to site plan review for each Master Plan light industrial use	City of Manteca Community Development Department		

**Table 1 (cont.): Northwest Airport Way Master Plan Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p><b>MM TRANS-6d:</b> Prior to site plan review for the Master Plan community commercial use, the applicant shall prepare and submit plans to the City of Manteca demonstrating access and facilities for public transit, bicycles, and pedestrians. Public transit facilities shall consist of at least one bus turnout with shelter, lighting, trash receptacle, and direct pedestrian connection to the community commercial center. Bicycle facilities shall consist of racks near building entrances that provide storage equivalent to 2 percent of the minimum Municipal Code parking requirement. Pedestrian facilities shall consist of sidewalks along street frontages and direct connections between buildings. The approved facilities shall be incorporated in the community commercial center plans.</p>	Approval of plan	Prior to site plan review for the Master Plan community commercial use	City of Manteca Community Development Department & Public Works		
<p><b>MM TRANS-7:</b> Prior to issuance of grading permits for each Master Plan use, the applicant shall submit a Construction Traffic Control Plan to the City of Manteca for review and approval. The plan shall identify the timing and routing of all major construction equipment and trucking to avoid potential traffic congestion and delays on the local street network. The plan shall encourage the use of Interstate 5 (I-5), Roth Road, Airport Way, and Lathrop Road wherever practical. Anticipated temporary road closures should be identified, along with safety measures and detours. If necessary, construction equipment and materials deliveries shall be limited to off-peak hours to avoid conflicts with local traffic circulation. The plan shall also identify suitable locations for construction worker parking.</p>	Approval of plan	Prior to issuance of grading permits for each Master Plan use	City of Manteca Public Works		