

**Draft Environmental Impact Report
Gill Medical Center Project**

Table 2-3. Summary of Impacts and Mitigation Measures			
Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
NI = No Impact, LTS = Less than Significant, PS = Potentially Significant; LTSMI = Less than Significant with Mitigation Incorporated SU = Significant and Unavoidable,			
Aesthetics			
Impact 4.3-1: Implementation of the proposed project would have a substantial adverse effect on scenic vista.	NI	None required	NI
Impact 4.3-2: Project implementation would substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway.	NI	None required	NI
Impact 4.3-3: In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings (Public views are those that are experienced from publicly accessible vantage point.). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality.	LTS	None required	LTS
Impact 4.3-4: Create a new source of substantial light or glare which would adversely affect day or nighttime views of the area.	LTS	None required	LTS
Agricultural Resources			
Impact 4.4-1: The proposed project would convert Prime Farmland, Unique Farmland, or Farmland of Statewide	LTS	None required	LTS

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Importance (Farmland) to non-agricultural use and preserve an equal amount of Farmland by Conservation Easement.			
Impact 4.4-2: The proposed project would conflict with current zoning for agricultural use or a Williamson Act contract.	LTS	None required	LTS
Impact 4.4-3: The proposed project would conflict with current zoning for forest use.	NI	None required	NI
Impact 4.4-4: The proposed project would not convert land designated as forest to non-forest use.	NI	None required	NI
Impact 4.4-5: The proposed project would directly or indirectly convert any other farmland to non-agricultural use or forestland to non-forest-use.	NI	None required	NI
Air Quality			
Impact 4.5-1: Air pollutant emissions associated with the proposed project could conflict with applicable air quality plans.	LTS	None required	LTS
Impact 4.5-2: Construction and operation of the proposed project would result in the emission of criteria pollutants.	PS	<p>4.5-2a: Prepare Air Impact Assessment to Reduce Construction NO_x Emissions</p> <p>In accordance with SJVAPCD Rule 9510, a detailed air impact assessment (AIA) shall be prepared detailing the specific construction requirement (i.e., equipment</p>	LTSMI

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		<p>required, hours of use). In accordance with this rule, emissions of NO_x from construction equipment greater than 50 horsepower used or associated with the development Project shall be reduced by 20 percent from baseline (unmitigated) emissions and PM10 shall be reduced by 45 percent. The Project shall demonstrate compliance with Rule 9510, including payment of all applicable fees, before issuance of the first building permit.</p> <p>While the specific emission reduction measures will be developed to the satisfaction of the SJVAPCD, the following measures would reduce short-term air quality impacts attributable to the Proposed Project consistent with Rule 9510:</p> <ul style="list-style-type: none"> • During all construction activities, all diesel-fueled construction equipment including, but not limited to, rubber-tired dozers, graders, scrapers, excavators, asphalt paving equipment, cranes, and tractors shall be California Air Resources Board (CARB) Tier 4 Certified as set forth in Section 2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 of the Code of Federal Regulations. • All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. Equipment maintenance records shall be kept on-site and made available upon request by the SJVAPCD or the County. • The Project applicant shall comply with all applicable SJVAPCD rules and regulations. Copies of any applicable air quality permits and/or monitoring plans shall be provided to the County. <p><i>Timing/Implementation: Prior to the issuance of grading permits</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p>	

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		<p>4.5-2b: Prepare Air Impact Assessment to Reduce Operational NOx Emissions</p> <p>In accordance with SJVAPCD Rule 9510, a detailed air impact assessment shall be prepared detailing the operational characteristics associated with the Proposed Project. In accordance with this rule, operational emissions of NO_x shall be reduced by a minimum of 33.3 percent and operational emissions of PM₁₀ must be reduced by a minimum of 50 percent over a period of ten years. (Emissions reductions are in comparison to the Project's operational baseline emissions presented in Table 4.5-6.) The Project would demonstrate compliance with Rule 9510, including payment of all applicable fees, before issuance of the first building permit.</p> <p>Based on the findings of the air impact assessment, the applicant shall pay the SJVAPCD a monetary sum necessary to offset the required operational emissions that are not reduced by the emission reduction measures contained in the air impact assessment. The quantity of operational emissions that need to be offset will be calculated in accordance with the methodologies identified in Rule 9510, Indirect Source Review, and approved by the SJVAPCD. Operational emissions reduction methods will be selected under the direction of the SJVAPCD according to the air impact assessment process detailed in, and required by Rule 9510, Indirect Source Review (see Rule 9510, subsection 5).</p> <p><i>Timing/Implementation: Prior to the issuance of building permits</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p>	
Impact 4.5-3: Construction and operation of the proposed project could result in exposure of sensitive receptors to project emissions.	LTS	None required	LTS

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Impact 4.5-4: The proposed project could create odor emissions affecting a substantial number of people.	LTS	None required	LTS
Biological Resources			
Impact 4.6-1: The proposed project could directly or indirectly affect special-status plant and wildlife species and/or their habitats.	PS	<p>4.6-1a: Conduct Environmental Awareness Training for Construction Personnel.</p> <p>Before any construction work occurs on the Project site, including grading, tree and/or vegetation removal (clear and grub), the County shall retain a qualified biologist (familiar with the resources in the area) to conduct a mandatory contractor/worker environmental awareness training for construction personnel. The awareness training will be provided to all construction personnel (contractors and subcontractors) prior to beginning construction to brief them on the need to avoid effects on sensitive biological resources adjacent to construction areas and the penalties for not complying with applicable state and federal laws and permit requirements. The biologist will inform all construction personnel about the life history and habitat requirements of special-status species with potential for occurrence onsite, the importance of maintaining habitat, and the terms and conditions of required permit conditions. The environmental training will also cover general restrictions and guidelines that must be followed by all construction personnel to reduce or avoid effects on sensitive biological resources during project construction.</p> <p><i>Timing/Implementation: Prior to construction</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p>	LTSMI

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		<p>4.6-1b: Install Fencing and/or Flagging to Protect Sensitive Biological Resources.</p> <p>Prior to construction, the construction contractor shall install high-visibility orange construction fencing and/or flagging, as appropriate, along the perimeter of the work area when adjacent to Environmentally Sensitive Areas (ESAs) (e.g., special-status species habitat, and active bird nests, native oaks, and surface water features). The County will ensure that the final construction plans show known locations where fencing will be installed (such as along the Woodbridge Irrigation Canal southern bank). The plans shall also define how to locate appropriate ESA fencing which shall include all locations identified on the plans and additional locations identified by a qualified biologist as part of an initial field walk with the lead contractor. This may result in identification of ESAs within the northern buffer that require protection (based on final planting and drainage plans). The contractor shall ensure ESA fencing is maintained throughout the duration of the construction period. If the fencing is removed, damaged, or otherwise compromised during the construction period, construction activities shall cease until the fencing is repaired or replaced. The project’s special provisions package shall provide clear language regarding acceptable fencing material and prohibited construction-related activities, vehicle operation, material and equipment storage, and other surface-disturbing activities within ESAs. All temporary fencing shall be removed upon completion of construction.</p> <p><i>Timing/Implementation: Prior to construction</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p> <p>4.6-1c: Sanford’s Arrowhead.</p> <p>Prior to ground disturbance within the northern boundary proposed 100-foot buffer, the following actions shall be implemented to avoid potential impacts to</p>	

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		<p>Sanford's arrowhead. If no ground disturbance occurs within the buffer area, no mitigation is required.</p> <ul style="list-style-type: none"> • Perform focused plant surveys according to USFWS, CDFW, and CNPS protocols. Surveys should be timed according to the blooming period for target species (May through October) and known reference populations, if available. • The USFWS generally considers plant survey results valid for approximately three years. Therefore, follow-up surveys may be necessary if Project implementation occurs after this three-year window. • If Sanford's arrowhead are found, Environmentally Sensitive Areas (ESAs) shall be established around the plants as necessary to clearly demarcate areas for avoidance consistent with Mitigation Measure 4.6-1b. Avoidance measures and the specific avoidance zone distance would be determined in coordination with appropriate resource agencies (CDFW and/or USFWS). • If Sanford's arrowhead are found and avoidance of the species is not possible, additional measures such as seed collection and/or translocation may be developed in consultation with the appropriate agencies. • If no Sanford's arrowhead are found, no further measures pertaining to special-status plants are necessary. <p><i>Timing/Implementation: Prior to ground disturbance within the norther buffer area</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p> <p>4.6-1d: Western Pond Turtle.</p>	

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		<p>The following actions shall be implemented to avoid impacts to western pond turtle.</p> <ul style="list-style-type: none"> • A western pond turtle preconstruction survey shall be conducted by a qualified biologist within 14 days prior to the initiation of ground disturbance (e.g., tree/vegetation removal, mass grading). The survey shall consist of the entire Project site, including accessible areas within 100 feet (where feasible). • If individual western pond turtles are found during the preconstruction survey, a qualified biologist with a CDFW Scientific Collecting Permit shall relocate the individuals, with the concurrence of CDFW, to a site with suitable habitat. Relocation methods shall be approved by CDFW. <p><i>Timing/Implementation: Prior to construction ground disturbance</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p> <p>4.6-1e: Protect Water Quality and Minimize Sedimentation Runoff to Non-Wetland Waters (Woodbridge Irrigation Canal).</p> <p>Project construction shall comply with all construction site BMPs specified in the Storm Water Pollution Prevention Plan, and any other permit conditions to minimize the introduction of construction-related contaminants and mobilization of sediment to non-wetland waters in and adjacent to the project area. These BMPs will address soil stabilization, sediment control, wind erosion control, vehicle tracking control, non-stormwater management, and waste management practices. The BMPs will be based on the best conventional and best available technology.</p> <p><i>Timing/Implementation: Prior to and during construction</i></p>	

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		<p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p> <p>4.6-1f: Giant Garter Snake.</p> <p>Prior to ground disturbance within 200 feet of the Woodbridge Irrigation District canal, consistent with the SJMSCP, the following actions shall be implemented to avoid potential impacts to giant garter snake:</p> <ul style="list-style-type: none"> • Construction shall occur during the active period for the snake, between May 1 and October 1. SJCOG, with concurrence of the permitting Agencies, shall determine if additional measures are necessary to minimize and avoid take for construction between October 2 and April 30. • Limit vegetation clearing within 200 feet of the banks of the Woodbridge Irrigation District canal to the minimum necessary. • Where feasible, confine movement of heavy equipment within 200 feet of the banks of the Woodbridge Irrigation District canal to existing farm roads to minimize habitat disturbance. • Prior to ground disturbance, all onsite construction personnel shall be given instruction regarding the presence of SJMSCP Covered Species and the importance of avoiding impacts to these species and their habitats (Per Mitigation Measure 4.6-1a). • Install temporary fencing at the edge of the construction area and the adjacent Woodbridge Irrigation District canal southern bank (Per Mitigation Measure 4.6-1b). • Restrict working areas, spoils and equipment storage and other project activities to areas outside of the proposed northern buffer area. • Maintain water quality and limit construction runoff into the irrigation ditch through best-management-practices (Per Mitigation Measure 	

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		<p>4.6-1e).</p> <ul style="list-style-type: none"> A preconstruction survey for giant garter snake shall occur prior to construction activities and within 24 hours of ground disturbance. <p><i>Timing/Implementation: Prior to ground disturbance within 200 feet of the Woodbridge Irrigation District canal,</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p> <p>4.6-1g: Conduct Preconstruction Surveys for Nesting Migratory Birds and Raptors.</p> <p>The Project Area supports suitable nesting habitat for a variety of special-status birds and birds protected under the MBTA. To minimize impacts to protected bird and active nests during construction, the following measures are required:</p> <ul style="list-style-type: none"> Conduct a pre-construction nesting raptor and bird survey of all suitable habitat on the Project site within 14 days of the commencement ground disturbance (e.g., tree/vegetation removal, mass grading) during the nesting season (February 1 – August 31). Where accessible, surveys shall also be conducted within 100 feet of the Project site. If active nests are found, a no-disturbance buffer around the nest shall be established. Per the SJMSCP, a 100-foot buffer shall be established and maintained during the nesting season for white-tailed kite, Cooper’s hawk, loggerhead shrike, yellow-billed magpie, and other birds protected under the MBTA. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary. 	

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		<p>In addition to the above, the following SJMSCP Incidental Take Minimization Measure shall be implemented should a known Swainson's hawk nest tree (i.e., trees that hawks are known to have nested in within the past three years or trees, such as large oaks, which the hawks prefer for nesting) become occupied by a Swainson's hawk during construction activities:</p> <ul style="list-style-type: none"> • If a nest tree becomes occupied during construction activities, then all construction activities shall remain a distance of two times the dripline of the tree, as measured from the nest. • If the Applicant elects to remove a nest tree, the nest trees may be removed between September 1 and February 15, when the nests are unoccupied. <p><i>Timing/Implementation: Prior to construction</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p> <p>4.6-1h: Burrowing Owl.</p> <p>Prior to site grading/ground disturbance, the project site shall be surveyed for burrowing owl. Should it be determined that burrowing owl are present, the following shall be implemented:</p> <ul style="list-style-type: none"> • During the non-breeding season (September 1 through January 31) burrowing owls occupying the Project site should be evicted from the Project site by passive relocation as described in the CDFW's Staff Report on Burrowing Owls (CDFG 2012). Passive relocation is a technique of installing one-way doors in burrow openings to temporarily or permanently evict burrowing owls and prevent burrow re-occupation (CDFG 2012). • During the breeding season (February 1 through August 31) 	

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		<p>occupied burrows shall not be disturbed and shall be provided with a 75-meter protective buffer until and unless SJCOG, with concurrence of the permitting Agencies, or unless a qualified biologist approved by the permitting Agencies, verifies through non-invasive means that either: 1) the birds have not begun egg laying, or 2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. Once the fledglings are capable of independent survival, the burrow can be destroyed.</p> <p><i>Timing/Implementation: Prior to site grading/ground disturbance</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p>	
Impact 4.6-2: The proposed project could affect riparian habitat or sensitive natural communities	NI	No mitigation is required.	NI
Impact 4.6-3: The proposed project would not require construction or fill within waters of the U.S. and waters of the state.	NI	No mitigation is required.	NI
Impact 4.6-4: The proposed project could affect wildlife and/or fish movement and/or migration.	LTS	No mitigation is required.	LTS
Impact 4.6-5: The proposed project is consistent with local policies and ordinances associated with protection of biological resources.	LTS	No mitigation is required.	LTS

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Impact 4.6-6: The proposed project is consistent with HCPs, NCCPs, or other conservation plans.	LTS	No mitigation is required.	LTS
Cultural Resources			
Impact 4.7-1: Potential for Impacts to Historical Resources.	PS	<p>4.7-1a: Unanticipated Discovery</p> <p>If subsurface deposits believed to be cultural or human in origin are discovered during construction, then all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards for prehistoric and historic archaeology, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:</p> <ul style="list-style-type: none"> • If the professional archaeologist determines that the find does not represent a cultural resource, then work may resume immediately and no agency notifications are required. • If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, then he or she shall immediately notify the County and lead federal agency. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work cannot resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for the NRHP or CRHR; or 2) that the treatment measures have been completed to their satisfaction. 	LTSMI

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		<i>Timing/Implementation: During the construction period</i> <i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i>	
Impact 4.7-2: Potential for Impacts to Archaeological Resources.	PS	Implement Mitigation Measure 4.7-1a	LTSMI
Impact 4.7-3: Potential for Impacts to Human Remains.	PS	4.7-3a: Human Remains Discovery If human remains, or remains that are potentially human, are discovered, the Applicant shall ensure reasonable protection measures are taken to protect the discovery from disturbance (Assembly Bill [AB] 2641). The archaeologist shall notify the San Joaquin County Coroner (as per § 7050.5 of the Health and Safety Code). The provisions of Section 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, then the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work cannot resume within the no-	LTSMI

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		work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction. <i>Timing/Implementation: During the construction period</i> <i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i>	
ENERGY			
Impact 4.8-1: Wasteful or Inefficient Energy Use.	LTS	No mitigation is required.	LTS
Impact 4.8-2: Potential Conflicts with Energy Use Plans.	LTS	No mitigation is required.	LTS
Geology, Soils, and Paleontological Resources			
Impact 4.9-1: The proposed project could expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including landslides	LTS	No mitigation is required.	LTS
Impact 4.9-2: The proposed project could result in soil erosion or the loss of topsoil.	LTS	No mitigation is required.	LTS

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Impact 4.9-3: The project could be located on a geologic unit, expansive soils, or soil that is unstable or would become unstable.	LTS	No mitigation is required.	LTS
Impact 4.9-4: The project could be located on soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. Impact Determination: <i>No Impact</i>	NI	No mitigation is required.	NI
Impact 4.9-5: The project could be located in an area that contains subsurface unique paleontological resources or geologic features.	PS	<p>4.9-5a: Worker Awareness Training</p> <p>A professional paleontologist shall provide the construction crew with a pre-construction orientation and training on the significant paleontological resources that may be encountered and the appropriate procedures to follow should any be unearthed.</p> <p><i>Timing/Implementation: Prior to construction</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p> <p>4.9-5b: Unanticipated Discovery of Paleontological Resources.</p> <p>If subsurface deposits believed to be paleontological in origin are discovered during construction, all work shall halt within a 50-foot radius of the find until a professional paleontologist has assessed it and, if deemed significant, salvaged the fossil(s) in a timely manner. A plan for monitoring and fossil recovery must be completed and implemented before ground-disturbing activities can recommence in the area of the fossil find to allow for the recovery of the find. Salvaged fossils</p>	LTSMI

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		<p>shall be deposited in an appropriate repository, such as the UCMP, where they will be properly curated and made available for future research.</p> <p><i>Timing/Implementation: During construction</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p>	
Greenhouse Gas Emissions			
<p>Impact 4.10-1: Proposed project GHG emissions and compliance with GHG plan, policy, or regulation.</p>	PS	<p>4.10-1a: Provide Onsite Renewable Energy Production</p> <p>The Project shall provide onsite renewable energy production generation comprising at least 20 percent of the Project energy demand. The County shall verify compliance with this measure within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). The County shall verify implementation of this measure prior to the issuance of Certificate(s) of Occupancy.</p> <p><i>Timing/Implementation: During the construction period</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p> <p>4.10-1b: Provide Electric Vehicle Charging Stations</p> <p>The Project shall meet the charging installation/charging ready requirements of the CALGreen Code. The Project Proponent shall include EV charging accommodations as specified in the CALGreen Code in building plans for review and approval by the County, prior to commencement of Project construction.</p>	SU

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Hazards and Hazardous Materials			
Impact 4.11-1: The project would require the transport, storage, use and disposal of hazardous materials which could result in a significant hazard to the public or the environment.	PS	<p>4.11-1a: Hazardous Substance Management, Handling, Storage, Disposal, and Emergency Response Plan.</p> <p>In order to reduce the risk of accidental release of hazardous materials during construction activities at the site, which release is not foreseeable or anticipated, the applicant shall prepare and implement during all construction activities a hazardous substance management, handling, storage, disposal, and emergency response plan. A hazardous materials spill kit shall be maintained on site for small spills. Additionally, the applicant shall monitor all contractors for compliance with applicable regulations, including regulations regarding hazardous materials and hazardous wastes, including disposal. Hazardous materials shall not be disposed of or released on the ground, in the underlying groundwater, or any surface water. Totally enclosed containment shall be provided for all trash. All construction waste, including trash and litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials, will be removed to a waste facility permitted to treat, store, or dispose of such materials.</p> <p><i>Timing/Implementation: Prior to Construction</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p>	LTSMI

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
NI = No Impact, LTS = Less than Significant, PS = Potentially Significant; LTSMI = Less than Significant with Mitigation Incorporated SU = Significant and Unavoidable,			
<p>Impact 4.11-2: The Project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment due to the presence of a former onsite gas well.</p>	PS	<p>4.11-2a. Maintain Appropriate Setbacks from the “North Stockton Unit A” 1 Well, Confirm the Integrity of Existing Abandonment, and Monitor the Well in Perpetuity.</p> <p>Prior to issuance of building permits, the following actions shall be taken to mitigate potential impacts related to the former onsite gas well:</p> <p>The final site plan shall ensure proposed onsite buildings and associated infrastructure are appropriately set back from, and access from the nearest public street is provided to, the existing onsite “North Stockton Unit A” 1 well (API: 0407700519). Setbacks shall be sufficient to allow “rig access” to the well site for any future well abandonment, re-abandonment and/or mitigation of hazards as identified by CalGEM as authorized by Public Resources Code Sections 3208 and 3255(a) (3). A “clear area” of approximately 50’ x 20’ immediately adjacent the well shall be available for this purpose.</p> <p>Using appropriate specialized equipment as approved by CalGEM, the former gas well shall be surveyed for leaks to confirm the integrity of existing gas well abandonment. Should this work confirm the well is not leaking, and rig access can be maintained to the well site, the project can proceed. If it is determined that the well is leaking, the well shall be re-abandoned to current standards as approved by CalGEM prior to issuance of building permits.</p> <p>The existing “North Stockton Unit A” 1 well (API: 0407700519) shall be monitored for leaks once per year in perpetuity. Should a leak be detected, CalGEM shall be contacted to determine and implement appropriate corrective actions under permits authorized by CalGEM.</p> <p>If, during Project development, any unknown well(s) is/are discovered, CalGEM should be notified immediately so that the newly-discovered well(s) can be incorporated into the records and investigated. CalGEM recommends that any well(s) found in the course of this project, and any pertinent information obtained</p>	LTSMI

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		<p>during the course of the Project, be communicated to the appropriate county recorder for inclusion in the title information of the subject real property. This is to ensure that present and future property owners are aware of (1) the well(s) located on the property, and (2) potentially significant issues associated with any improvements near oil or gas wells.</p> <p><i>Timing/Implementation: Prior to Construction</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p>	
Impact 4.11-3: The Project could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	NI	No mitigation required	NI
Impact 4.11-4: The Project could be located on a site which is included on a list of hazardous materials sites.	NI	No mitigation required	NI
Impact 4.11-5: The Project could be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport resulting in a safety hazard for people residing or working in the project area.	LTS	No mitigation required	LTS
Impact 4.11-6: The Project could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	NI	No mitigation required	NI

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Impact 4.11-7: The Project could expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.	LTS	No mitigation required	LTS
Hydrology and Water Quality			
Impact 4.12-1: Construction of the Project could result in runoff that contains pollutants that would degrade water quality.	LTS	No mitigation is required.	LTS
Impact 4.12-2: Discharge of wastewater from the medical facilities could degrade surface water and/or groundwater quality and violate the Basin Plan.	PS	4.12-1a: Obtain NPDES and WDR permits from the RWQCB Prior to issuing building permits for Phase I of the Project, including for the wastewater treatment system, the Applicant shall complete the design of the treatment system and obtain the necessary NPDES and WDR permits from RWQCB. The Applicant shall provide copies of the NPDES and WDR permits to the County as part of its building permit application submittals. In addition, the Applicant shall provide copies of all monitoring reports required under the NPDES and WDR permits to the County on the same schedule due to the RWQCB, verifying compliance with the permit standards or identifying corrective actions if any exceedances are identified.	LTSMI
Impact 4.12-3: The proposed project would modify drainage patterns on the project site and add impervious surfaces that would increase the amount of stormwater runoff, which could increase erosion, siltation, or flooding that may exceed existing stormwater capacity.	LTS	No mitigation is required.	LTS

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Impact 4.12-4: The proposed project would use groundwater for its water supply, which could decrease groundwater supplies, impeded sustainable management of the groundwater basin, and conflict with the local groundwater sustainability plan.	NI	No mitigation is required.	NI
Land Use and Planning			
Impact 4.13-1: The proposed project could physically divide an established community.	NI	No mitigation is required.	NI
Impact 4.13-2: The proposed project could conflict with applicable land use plans, policies or regulations adopted to avoid or mitigate an environmental effect.	LTS	No mitigation is required.	LTS
Mineral Resources			
Impact 4.14-1: Contribution to the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.	NI	No mitigation is required.	NI
Impact 4.12-2: Contribution to the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.	NI	No mitigation is required.	NI

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Noise			
Impact 4.15-1: The proposed project could generate a substantial increase in ambient noise levels in excess of applicable standards identified by the Lead Agency.	PS	No feasible mitigation is available.	SU
Impact 4.15-2: The proposed project would generate groundborne vibrations and groundborne noise during construction.	LTS	No mitigation is required.	LTS
Impact 4.15-3: The proposed project would expose people to excessive airport noise.	LTS	No mitigation is required.	LTS
Population and Housing			
Impact 4.16-1: The project would induce substantial unplanned population growth in an area	LTS	No mitigation is required.	LTS
Impact 4.16-2: The project would displace substantial numbers of people or existing housing.	NI	No mitigation is required.	NI

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Public Services			
Impact 4.17-1: The proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities.	LTS	No mitigation is required.	LTS
Recreation			
Impact 4.18-1: Increased use of existing recreational facilities, resulting in substantial or accelerated physical deterioration	LTS	No mitigation is required.	LTS
Impact 4.18-2: Construction or expansion of recreational facilities that might have an adverse physical effect on the environment.	NI	No mitigation is required.	NI
Transportation			
Impact 4.19-1: Conflict with a program plan, ordinance or policy addressing the circulation system	PS	4.19-1a: Provide Curb, Gutter and Sidewalk Between the Project Site and Eight Mile Road The applicant shall construct curb, gutter and sidewalk along the east side of West Lane between the southern edge of the project site and Eight Mile Road. County of San Joaquin staff has determined that County-owned right-of-way is approximately 110 feet wide along this portion of West Lane. A preliminary	LTSMI

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		<p>assessment indicates this right-of-way width is adequate to construct curb, gutter and sidewalk.</p> <p><i>Timing/Implementation: During the construction period</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p> <p>4.19-1b: Provide On- and Offsite Bicycle Facilities</p> <p>The applicant shall implement the following to ensure adequate provision of bicycle facilities.</p> <p><i>On-Site Bicycle Facilities.</i> The applicant shall provide on-site facilities supporting the use of bicycles. These facilities shall include secure bicycle parking in close proximity to proposed structures, and onsite bicycle paths or bicycle lanes connecting to the proposed bicycle facilities on West Lane.</p> <p><i>West Lane Driveway Connection.</i> The connection of the Project site driveway to West Lane shall be designed to facilitate and protect bicycle travel. Design features should include striping to guide bicycles across the driveway and signage to advise motorists of the bicycle crossing (similar to a typical Class II bicycle lane crossing a right turn lane at an intersection). The Project site driveway shall be constructed to provide for future installation of planned bicycle facilities along the west side of West Lane. The project site driveway shall be designed to facilitate the future construction of a buffered Class 2 bicycle lane along the west side of West Lane.</p> <p><i>Timing/Implementation: During the construction period</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p>	

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		<p>4.19-1c: Conduct improvements to the Eight Mile Road/SR 99 West Frontage Road Intersection</p> <p>The Project applicant shall provide fair share funding for the following improvements to the Eight Mile Road/SR 99 West Frontage Road intersection.</p> <ul style="list-style-type: none"> • Signalize the intersection. This intersection meets peak hour signal warrants. • Improve the eastbound approach to include an exclusive left-turn lane, an exclusive through lane, and an exclusive right-turn lane. • Improve the westbound approach to include an exclusive left-turn lane, an exclusive through lane, and an exclusive right-turn lane. <p><i>Timing/Implementation: As directed by County of San Joaquin Development Services Division</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p> <p>4.19-1d: Conduct improvements to the Eight Mile Road/SR 99 East Frontage Road Intersection</p> <p>The Project applicant shall provide fair share funding for the following improvements to the Eight Mile Road/SR 99 East Frontage Road intersection.</p> <ul style="list-style-type: none"> • Signalize the intersection. This intersection meets peak hour signal warrants. • Improve the eastbound approach to include an exclusive left-turn lane, an exclusive through lane, and an exclusive right-turn lane. • Improve the westbound approach to include an exclusive left-turn lane, an exclusive through lane, and an exclusive right-turn lane. • Change the lanes on the northbound approach. Change the 	

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		<p>approach lanes from a northbound combined through/left-turn lane and an exclusive northbound-to-eastbound right-turn lane, to an exclusive northbound-to-westbound left-turn lane and a northbound combined through/right-turn lane.</p> <p><i>Timing/Implementation: As directed by County of San Joaquin Development Services Division</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p> <p>4.19-1e: Conduct improvements to the segment of Eight Mile Road Between Lower Sacramento Road and West Lane</p> <p>The Project applicant shall provide fair share funding for the following improvement to the segment of Eight Mile Road Between Lower Sacramento Road and West Lane.</p> <ul style="list-style-type: none"> • Widen this roadway segment from two lanes to four lanes. <p><i>Timing/Implementation: As directed by County of San Joaquin Development Services Division</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p> <p>4.19-1f: Provide a Designated On-Site Public Transit Facility</p> <p>The applicant shall provide a designated onsite public transit facility. This facility shall be designed to be accessible to public agency vehicles and vehicles operated by private or non-profit entities and social service providers. The onsite public transit facility shall be located near the Phase 2 medical office building and hospital because these facilities generate more than 90 percent of overall Project</p>	

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		<p>trips. In addition, the applicant shall coordinate with public, private and non-profit transit organizations to encourage the use of public transit when traveling to the project site.</p> <p><i>Timing/Implementation: During the Phase 2 construction period</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p> <p>4.19-1g: Eliminate Sidewalks Along the Ham Lane Driveway</p> <p>The applicant shall revise the project site plan to eliminate sidewalks along the Ham Lane driveway until such time that sidewalks are provided on Ham Lane between Eight Mile Road and the Ham Lane driveway entrance. Pedestrians should be encouraged to use the West Lane access route until Ham Lane and the Ham Lane entrance driveway sidewalks are constructed. This shall be memorialized in the Development Agreement or as a Condition of Approval.</p> <p><i>Timing/Implementation: Prior to and during construction</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p>	
Impact 4.19-2: Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) for Vehicle Miles Traveled (VMT)	PS	<p>Implement Mitigation Measure 4.19-1f.</p> <p>4.19-2a: Implement Measures to Increase Ridesharing</p> <p>The Project applicant shall implement the following to promote ride sharing.</p> <ul style="list-style-type: none"> • Designate parking spaces for ride sharing vehicles • Designating adequate passenger loading and unloading and waiting areas for ride-sharing vehicles, and • Provide a web site or message board for coordinating rides. 	SU

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		<p><i>Timing/Implementation: Prior to and during construction and operation</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p> <p>4.19-2b: Provide Employer-Sponsored Vanpool/Shuttle</p> <p>The Project applicant shall implement a vanpool/shuttle program for employees that work on the Project site. This would involve purchasing or leasing vans for employee use and subsidizing the cost of at least program administration. The employee/driver typically receives personal use of the van, often for a mileage fee. Scheduling is within the employer’s purview, and rider charges are normally set on the basis of vehicle and operating cost.</p> <p><i>Timing/Implementation: Prior to Operation</i></p> <p><i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i></p> <p>4.19-2c: Implement Measures to Encourage Telecommuting</p> <p>The Project applicant shall work with onsite employers to encourage employee tele-commuting and working at home on a part-time or full-time basis to the degree feasible. Encouraging telecommuting and alternative work schedules reduces the number of commute trips and therefore VMT traveled by employees. Alternative work schedules could take the form of staggered starting times, flexible schedules, or compressed work weeks. It is recognized that the ability of some employees to telecommute or work remotely is not feasible and therefore this measure shall be implemented to the degree practicable.</p> <p><i>Timing/Implementation: Prior to Operation</i></p>	

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		<i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i>	
Impact 4.19-3: Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersection) or incompatible uses (e.g., farm equipment).	LTS	No mitigation required	LTS
Impact 4.19-4: Result in inadequate emergency access	LTS	No mitigation required	LTS
Tribal Resources			
Impact 4.20-1: Impacts to Tribal Cultural Resources	PS	<p>4.20-1a: Unanticipated Discovery.</p> <p>If any suspected TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the nature of the find. The County shall invite a Tribal Representative from Buena Vista Rancheria of Me-Wuk Indians to make recommendations about whether or not the discovery represents a TCR (PRC §21074) and, if so, to make recommendations for culturally-appropriate treatment. If the find includes human remains, the procedures outlined in Mitigation Measure 4.7-3a: Human Remains Discovery shall be followed. The contractor shall implement any measures determined by the County to be necessary. Work at the discovery location cannot resume until the treatment has been implemented to the satisfaction of the County.</p> <p><i>Timing/Implementation: During construction</i></p>	LTSMI

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		<i>Monitoring/Enforcement: County of San Joaquin Community Development Department</i>	
Utilities and Service Systems: Water Supply			
<p>Impact 4.21-1: Implementation of the proposed Project would require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects.</p>	PS	<p>Implement the following Mitigation Measures:</p> <p>4.5-2a: Prepare Air Impact Assessment to Reduce Construction NO_x Emissions</p> <p>4.6-1a: Conduct Environmental Awareness Training for Construction Personnel</p> <p>4.6-1b: Install Fencing and/or Flagging to Protect Sensitive Biological Resources</p> <p>4.6-1c: Sanford’s Arrowhead</p> <p>4.6-1d: Western Pond Turtle</p> <p>4.6-1e: Protect Water Quality and Minimize Sedimentation Runoff to Non-Wetland Waters (Woodbridge Irrigation Canal)</p> <p>4.6-1f: Giant Garter Snake</p>	LTSMI

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		<p>4.6-1g: Conduct Preconstruction Surveys for Nesting Migratory Birds and Raptors</p> <p>4.6-1h: Burrowing Owl</p> <p>4.6-5a: Comply with the San Joaquin County Oak Tree Ordinance</p> <p>4.7-1a: Unanticipated Discovery</p> <p>4.7-3a: Human Remains Discovery</p> <p>4.9-5a: Worker Awareness Training</p> <p>4.9-5b: Unanticipated Discovery of Paleontological Resources</p> <p>4.11-1a: Hazardous Substance Management, Handling, Storage, Disposal, and Emergency Response Plan</p> <p>4.11-2a. Maintain Appropriate Setbacks from the "North Stockton Unit A" 1 Well</p> <p>4.20-1a: Unanticipated Discovery</p>	
<p>Impact 4.21-2: Implementation of the proposed Project would not have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.</p>	LTS	No mitigation required	LTS

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Impact 4.21-3: Implementation of the proposed Project would result in a determination by the wastewater treatment provider which serves or may serve the Project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	NI	No mitigation required	NI
Impact 4.21-4: Implementation of the proposed Project would generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.	LTS	No mitigation required	LTS
Impact 4.21-5: Implementation of the proposed Project would fail to comply with Federal, State, and local management and reduction statutes and regulations related to solid waste.	LTS	No mitigation required	LTS
Impact 4.21-6: Implementation of the proposed Project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.	LTS	No mitigation required	LTS
Impact 4.21-7: Implementation of the proposed Project would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	LTS	No mitigation required	LTS

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Wildfire			
Impact 4.22-1: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, the project would substantially impair an adopted emergency response plan or emergency evacuation plan.	NI	No mitigation required	NI
Impact 4.22-2: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, the project would, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.	NI	No mitigation required	NI
Impact 4.22-3: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, the project would require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.	NI	No mitigation required	NI
Impact 4.22-4: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, the project would expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.	NI	No mitigation required	NI