

MITIGATION MONITORING/ REPORTING PROGRAM

FOR THE

COPPER TRAILS SPECIFIC PLAN CERES, CA

March 2026

Prepared for:

City of Ceres
Community Development Department
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MITIGATION MONITORING/REPORTING PROGRAM
for the
COPPER TRAILS SPECIFIC PLAN AND ANNEXATION PROJECT
CITY OF CERES, CA

1.0 INTRODUCTION

The City of Ceres (City) is considering certification of the Final EIR (FEIR) for and approval of, the Copper Trails Specific Plan and Annexation Project (project). This document is the Mitigation Monitoring/Reporting Program (MMRP) for the project, which is to be adopted by the City in conjunction with EIR certification and the City's consideration of the proposed project. The primary source document for the MMRP is the Final EIR, a separate document, which is inclusive of the Draft EIR.

1.1 THE PROJECT

The project proposes a Specific Plan that would guide the development of new urban land uses on undeveloped or under-developed lands located within the 534.6-acre CTSP Area, which is adjacent to and southwest of Ceres in unincorporated Stanislaus County (Figures 1-1 through 1-4). The CTSP proposes a mix of urban commercial, public, park, and low-to high-density residential land uses. Total potential development pursuant to the CTSP would include 2,392 new single- and multi-family residential units and 1,169,586 square feet of new regional commercial development. It also would include approximately 42.3 acres of new parks and open space and 3.4 acres of new public space to add to an existing 74.1 acres of public space (schools) within the CTSP Area. The CTSP also proposes the construction of streets and other public facilities that would encourage use of alternate modes of transportation, such as walking and bicycling. Utilities and other supporting infrastructure would be installed in conjunction with planned new development.

The project includes adoption of the CTSP, annexation of the CTSP Area and annexation of 146.1 acres of other unincorporated lands to the north and east, hereinafter referred to as the "Pocket Area;" The total proposed annexation is 680.7 acres. The Pocket Area consists of partially-developed lands lying between the CTSP Area and the existing City of Ceres boundary. This area is proposed to be pre-zoned prior to annexation consistent with the existing Ceres General Plan land use designations. Annexation of the CTSP Area without the Pocket Area would create an unincorporated island within the City limits, which is contrary to LAFCo annexation policy.

Approval of the CTSP, the proposed annexation and of subsequent development in both areas would involve several interrelated City approvals and other actions. Annexation of the CTSP Area and other unincorporated lands would require the approval of the Stanislaus Local Agency Formation Commission (LAFCo).

1.2 CEQA REQUIREMENTS REGARDING MITIGATION MONITORING AND REPORTING

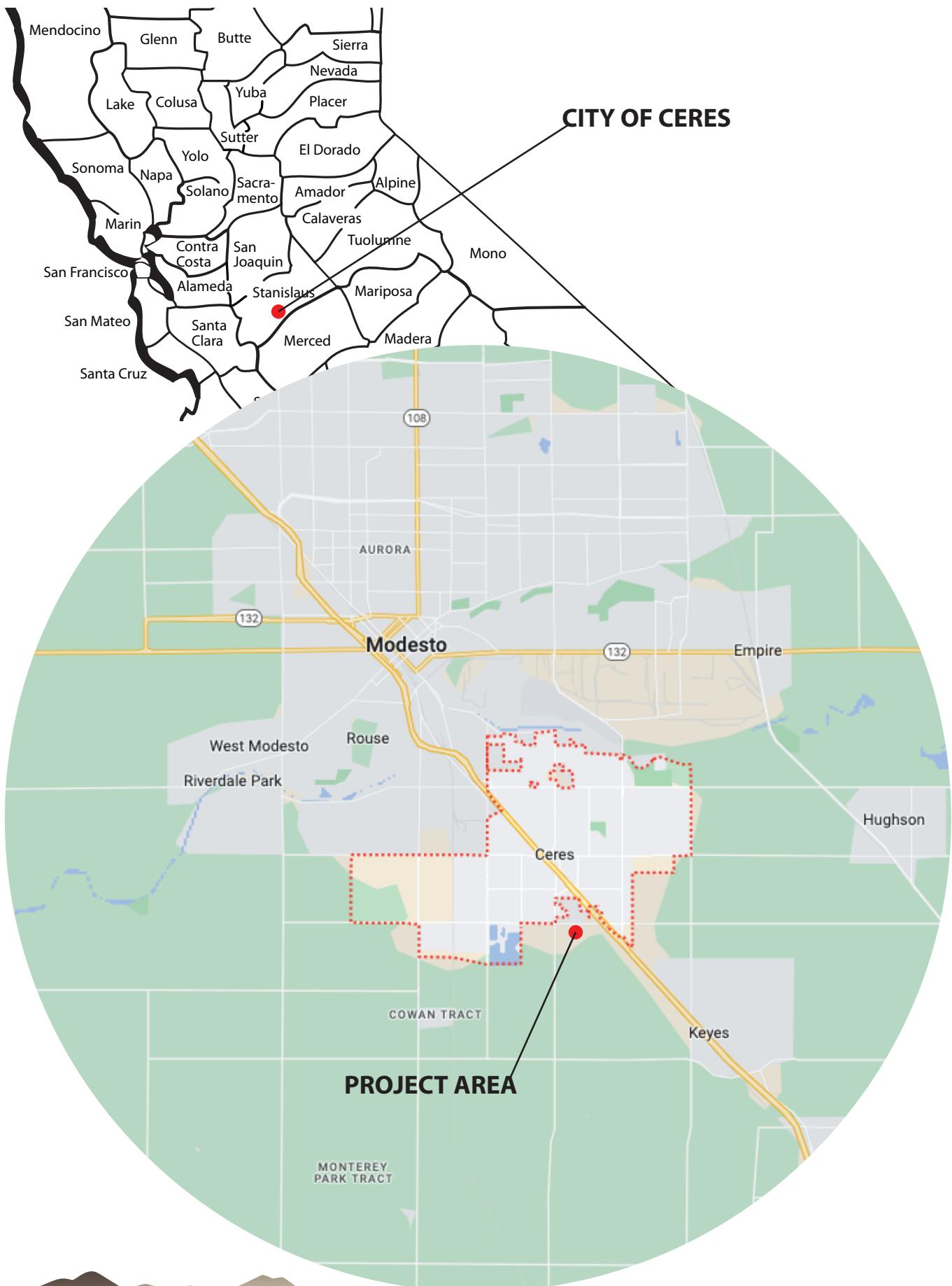
To ensure that mitigation measures included in EIR are implemented, CEQA requires the adoption of a mitigation monitoring and/or reporting program (CEQA Guidelines Section 15074). The Guidelines require that the lead agency:

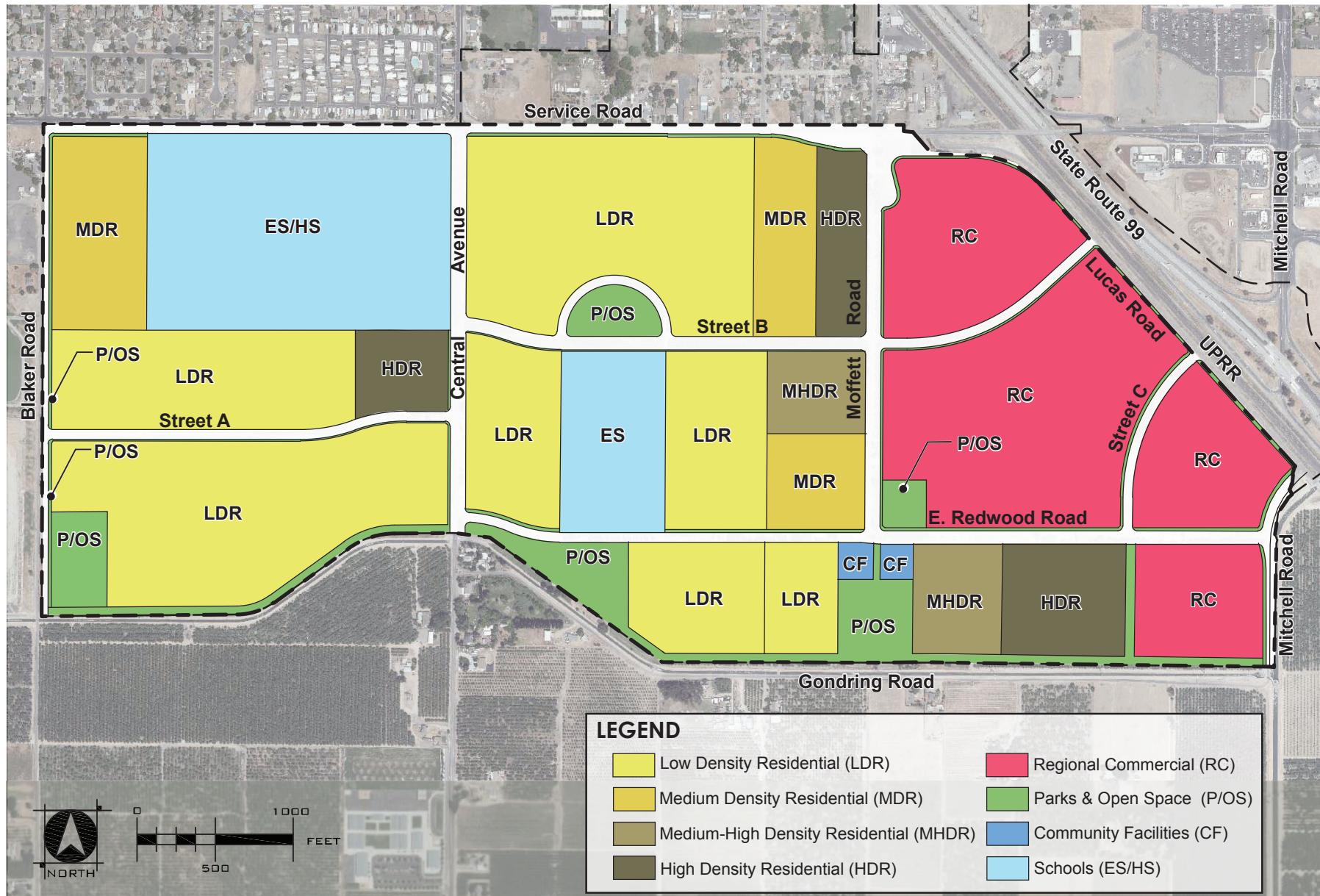
" . . . adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to mitigate or avoid significant environmental effects."

These requirements are met by the Mitigation Monitoring/Reporting Program table for the project shown in Section 2.0 of this document. The table lists all of the potentially significant environmental effects of the CTSP project as identified in the Final EIR, identifies all of the mitigation measures that can reduce these effects to a less than significant level, and identifies the entities that would be responsible for implementing and monitoring implementation of the mitigation measures.

2.0 MITIGATION MONITORING/REPORTING PLAN

The following table summarizes the significant environmental effects that could result from approval of the Copper Trails Specific Plan and Annexation Project, based on the analysis contained in the certified EIR. The table identifies 1) each significant effect, 2) how each significant effect would be mitigated, 3) the responsibility for implementation of the mitigation measures, and 4) the responsibility for monitoring of mitigation measures. The table follows the same sequence as the impact analysis in the EIR. Environmental issue areas where the project would have no significant effect are also listed for the sake of continuity.





IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY	SOURCE INFORMATION
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4.0 AESTHETICS AND VISUAL RESOURCES

The EIR does not identify significant effects or mitigation measures in this issue area.

5.0 AGRICULTURE RESOURCES

Impact AG-1: Conversion of Farmland. The CTSP would convert 319.5 acres of Farmland as defined by CEQA Guidelines Appendix G. The City's Plan for Agricultural Preservation would compensate for impacts on Farmland but not avoid conversion. [This issue was analyzed in the Ceres General Plan EIR and was determined to be significant and unavoidable even with mitigating General Plan policies.]

AG-1: Prior to the approval of improvement plans, building permits, or recordation of a final map, applicants for projects in the Specific Plan Area shall offset the loss of Prime Farmland. This shall be done in coordination with the City, through the acquisition of conservation easements in Stanislaus County at a 1:1 ratio (i.e., one acre on which easements are acquired to one acre of Prime Farmland removed from agricultural use) that provide in-kind or similar resource value protection; payment of in-lieu fees to an established, qualified, mitigation program to fully fund the acquisition and maintenance of agricultural land or easements; or compliance with the City's adopted Plan for Agricultural Preservation, as adopted by Stanislaus LAFCO in accordance with LAFCO Policy 22.	The project applicant will be responsible for easement acquisition of payment of fees and related documentation	The Community Development Department will be responsible for ensuring that mitigation is completed and documented as required.	EIR Chapter 5.0
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Impact AG-3: Agricultural Zoning and Williamson Act. The CTSP Area is mostly zoned General Agriculture, while three parcels within the project site are under a Williamson Act contract. The project would rezone the CTSP Area to be consistent with proposed urban development, and the Williamson Act contracts would be cancelled or not renewed.

AG-2: Project applicants for urban development of lands with a surviving Williamson Act contract shall apply to the City for approval of immediate cancellation of the contract. The application shall be processed pursuant to the requirements of Sections 51282 and 51284 of the Government Code, including detailed findings specified in the law, and review and comment by the California Department of Conservation: <ol style="list-style-type: none"> That the cancellation is consistent with the purposes of this chapter, and 	The project applicant will be responsible for applying for Williamson Act contract cancellation where needed.	The Community Development Department will be responsible for review of cancellation application and recommendation to City Council.	EIR Chapter 5.0
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IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY	SOURCE INFORMA- TION
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<p>2. That cancellation is in the public interest.</p> <p>Provided that required findings can be made, immediate cancellation of remaining Williamson Act contracts will reduce potential conflicts to a less than significant level.</p>			
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6.0 AIR QUALITY

Impact AIR-1: Air Quality Plans and Standards – Construction Emissions. Project construction emissions would not exceed SJVAPCD significance thresholds in a maximum development year, thereby being consistent with adopted air quality plans. Dust emissions would be reduced through the required implementation of SJVAPCD Regulation VIII and the Indirect Source Rule.

No mitigation required beyond existing APCD rules and regulations			EIR Chapter 6.0
<p>Recommended Air Quality Measures:</p>			
AIR-1: Prior to the issuance of a Grading Permit for each phase of the Project, the Project Proponent shall prepare and submit a Dust Control Plan that meets all of the applicable requirements of APCD Rule 8021, Section 6.3, for the review and approval of the APCD Air Pollution Control Officer.	The project applicant will be responsible for preparation and submittal of the Dust Control Plan and asphalt paving plans to the APCD, and for meeting applicable APCD requirements.	The Community Development Department will be responsible for ensuring that the APCD has reviewed and approved the Dust Control Plan and asphalt paving plans.	
AIR-2: During all construction activities, the Project Proponent shall implement dust control measures, as required by APCD Rules 8011-8081, to limit Visible Dust Emissions to 20% opacity or less. Dust control measures shall include application of water or chemical dust suppressants to unpaved roads and graded areas, covering or stabilization of transported bulk materials, prevention of carryout or trackout of soil materials to public roads, limiting the area subject to soil disturbance, construction of wind barriers, access restrictions to inactive sites as required by the applicable rules.			
AIR-3: During all construction activities, the Project proponent shall implement the following dust control practices identified in Tables 6-2 and 6-3 of the GAMAQI (2016). <ul style="list-style-type: none"> a. All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be 			

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY	SOURCE INFORMA- TION
<p>effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, or vegetative ground cover.</p> <p>b. All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.</p> <p>c. All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall control fugitive dust emissions by application of water or by presoaking.</p> <p>d. When materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, or at least six inches of freeboard space from the top of the container shall be maintained.</p> <p>e. All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at least once every 24 hours when operations are occurring. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.</p> <p>f. Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.</p> <p>g. Limit traffic speeds on unpaved roads to 5 mph.</p> <p>h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.</p> <p>AIR-4: Asphalt paving shall be applied in accordance with APCD Rule 4641, the purpose of which is to limit VOC emissions by restricting the application and manufacturing of certain types of asphalt for paving and maintenance operations. This rule applies to the manufacture and use of cutback asphalt, slow cure asphalt and</p>			

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY	SOURCE INFORMATION
emulsified asphalt for paving and maintenance operations. The Applicant shall coordinate with the APCD and provide the City with evidence of consultation with the APCD, including confirmation of compliance with APCD Rule 4641.			
Impact AIR-4: Exposure of Sensitive Receptors to Toxic Air Contaminants. Development in the project site is unlikely to generate or be exposed to TACs at a level that can present a risk to human health. Projects that could generate potentially significant amounts of TACs would be subject to City review.			
AIR-5: For service station projects, as part of the Conditional Use Permit evaluation process, the Gasoline Service Station Industrywide Risk Assessment Look-up Tool shall be used to screen service stations for their cancer and non-cancer chronic and acute risks. If the results of the Look-up Tool indicate that the proposed service station would not exceed the significance thresholds for cancer and non-cancer chronic and acute risks, as set by the San Joaquin Valley Air Pollution Control District (SJVAPCD), then no further action need be taken. However, if the service station project exceeds one or more of these thresholds, particularly the cancer risk threshold, then the project shall be required to prepare a Health Risk Assessment. The Health Risk Assessment shall quantify the health risks associated with the project and identify project or design changes sufficient to reduce these risks to levels below their respective significance thresholds. These recommendations shall be incorporated as conditions of approval for the Conditional Use Permit and shall be implemented upon permit approval.	The applicant for a service station project will be responsible for preparing and submitting the results of the Gasoline Service Station Industrywide Risk Assessment Look-up Tool to the City and APCD, and for preparation of an HRA if warranted by the Look-Up Tool results.	The Community Development Department will be responsible for ensuring that an HRA has been prepared if warranted by Look-Up Tool results, and that the APCD has reviewed and approved the HRA.	EIR Chapter 6.0
<h2>7.0 BIOLOGICAL RESOURCES</h2>			
Impact BIO-1: Special-Status Species and Habitats. Project development would involve the potential for impacts on foraging habitat for Swainson's hawk and Elderberry shrub habitat for Valley elderberry longhorn beetle.			
BIO-1: If ground-disturbing activities would take place on sites where suitable nesting habitat may exist, a survey for nesting Swainson's hawks <u>and burrowing owl</u> shall be conducted by a qualified wildlife biologist, following survey methods developed by the Swainson's Hawk Technical Advisory Committee (2000) and <u>CDFW's Staff Report on Burrowing Owl Mitigation (2012)</u> prior to undertaking any ground-disturbing activities. The survey shall include recommended mitigation measures for any potential impacts from the project.	The applicant for a will be responsible for retaining the qualified biologist to perform required surveys and to specify temporal restrictions if required.	The Community Development Director will be responsible for ensuring that biological requirements have been met before authorizing project ground disturbance.	EIR Chapter 7.0
If ground disturbing activities would take place during the nesting season (February 1 through September 15) and Swainson's hawk			

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<p>nests are found to be present, a no-disturbance buffer <u>consistent with CDFW guidance</u> shall be established around active nests until the breeding season has ended or until a qualified biologist has determined that the birds have fledged.</p>			
<p><u>(BIO-1 continued) A qualified biologist shall conduct a habitat assessment to determine if the project area contains habitat suitable to support Crotch's bumble bee nesting, including identification of potential nesting sites. If the habitat assessment indicates high potential to support the bumble bee nesting, the biologist shall recommend appropriate mitigation.</u></p>			
<p>BIO-2: Prior to the start of construction activities for an approved development project, a survey shall be conducted by a qualified biologist for blue elderberry (<i>Sambucus mexicana</i>) shrubs. Should such shrubs be discovered by the survey, the development project shall avoid removal of these shrubs to the extent feasible. If avoidance is not feasible, then the biologist shall recommend actions to be taken to minimize or to compensate for any impacts on blue elderberry shrubs in accordance with the applicable state or federal regulations.</p>			
<p>Impact BIO-4: Migration Corridors and Nursery Sites. Existing trees and grassy areas could be used by protected migratory bird species for nesting.</p>			
<p>BIO-3: If construction of a development project commences during the general avian nesting season (<u>February 1 through September 15</u>), a pre-construction survey for all species of nesting birds shall be conducted. If active nests for any bird species are found, work in the vicinity of the nests shall be delayed until the young have fledged. No survey shall be required if construction occurs outside the general avian nesting season.</p>	<p>The applicant will be responsible for retaining the qualified biologist to perform required surveys and to specify temporal restrictions if required.</p>	<p>The Community Development Director will be responsible for ensuring that biological requirements have been met before authorizing project ground disturbance.</p>	<p>EIR Chapter 7.0</p>
<p>Impact BIO-5: Local Policies and Ordinances. Development on the project site would be consistent with Ceres General Plan policies on biological resources, with implementation of Mitigation Measure BIO-1. No local ordinances protecting biological resources have been enacted.</p>			
<p>Mitigation Measure BIO-1</p>	<p>As provided for Mitigation Measure BIO-1</p>	<p>As provided for Mitigation Measure BIO-1</p>	<p>EIR Chapter 7.0</p>
<h2>8.0 CULTURAL RESOURCES AND CULTURAL RESOURCES</h2>			
<p>Impact CULT-1: Historical Resources. No historical resources have been recorded on the project site. However, buildings of at least 50 years of age may exist and be subject to impact during development activity.</p>			

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY	SOURCE INFORMATION
CULT-1: Based on a determination of potential historical value by the Community Development Director, prior to issuance of a development permit for a site within the Copper Trails Specific Plan area, existing buildings or other structures on the site that are 50 years of age or older shall be evaluated by a qualified architectural historian to determine if they are eligible for listing on the National Register of Historic Places and/or the California Register of Historical Resources. Should any buildings be found eligible for such designation(s), then the architectural historian shall make recommendations concerning the disposition of the identified buildings, which shall be implemented by the project developer. Recommendations may include, but are not limited to, preservation of the existing structure or reuse of the structure in accordance with historic property standards of the U.S. Secretary of the Interior.	The applicant retaining a qualified architectural historian by the CE Director and incorporation of historic avoiding impact will be responsible for requirements in the project plans and specifications. The contractor will be responsible for adhering to the listed notification requirements.	The Community Development Director will be responsible for ensuring that historical resource reporting requirements are incorporated into the project plans and specifications and observed during construction.	EIR Chapter 8.0
Impact CULT-2: Archaeological Resources. No archaeological resources have been recorded on the project site. However, it is possible that currently unknown cultural resources may be encountered during project construction.			
CULT-2: If any subsurface cultural resources are encountered during project construction that occurs within the Copper Trails Specific Plan area, the City of Ceres Community Development Department shall be immediately notified of the discovery, and all construction activity within 50 feet of the find shall be halted. A qualified archaeologist shall examine the find and determine its significance. If the find is determined to be significant, then the archaeologist shall recommend further mitigation measures that would reduce potential effects on the find to a level that is less than significant. Recommended measures may include, but are not limited to, 1) avoidance and preservation in place, or 2) excavation, recovery, and curation by qualified professionals. Construction activities in the area of the find shall not resume until the mitigation measures are in place. The project developer shall be responsible for retaining qualified professionals, implementing recommended mitigation measures, and documenting mitigation efforts in a written report to the City's Development Services Department, consistent with the requirements of the CEQA Guidelines.	The applicant's engineer will be responsible for inserting cultural resource protection requirements in the project plans and specifications. The contractor will be responsible for adhering to the listed notification requirements.	The Community Development Director will be responsible for ensuring that cultural resource protection requirements are incorporated into the project plans and specifications and observed during construction.	EIR Chapter 8.0
Impact CULT-3: Tribal Cultural Resources. No tribal cultural resources have been identified on the project site. However, it is possible that currently unknown tribal cultural resources may be inadvertently impacted during project construction.			
Implementation of CULT-2	The applicant's engineer will be responsible for	The Community Development Director will be responsible for ensuring that	EIR Chapter 8.0

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY	SOURCE INFORMA- TION
	inserting cultural resource protection requirements in the project plans and specifications. The contractor will be responsible for adhering to the listed notification requirements.	cultural resource protection requirements are incorporated into the project plans and specifications and observed during construction.	
9.0 GEOLOGY, SOILS AND MINERAL RESOURCES			
Impact GEO-6: Paleontological Resources and Unique Geological Features. The project site does not contain unique geological features or any known paleontological resources; however, project construction could unearth previously unknown paleontological materials of significance.			
GEO-1: If paleontological resources are encountered during project construction, the City of Ceres shall be immediately notified of the discovery, and construction activity within 50 feet of the encounter shall cease until a qualified paleontologist examines the materials, determines their significance under CEQA, and recommends mitigation measures that would be necessary to reduce potentially significant effects to a level that is less than significant. The developer or its contractor shall be responsible for retaining a qualified paleontologist and for implementing recommended mitigation measures. Construction activities in the area of the find shall not resume until the mitigation measures are in place.	The applicant's engineer will be responsible for inserting paleontological resource reporting requirements in the project plans and specifications. The contractor will be responsible for adhering to the listed notification requirements.	The Community Development Director will be responsible for ensuring that paleontological resource reporting requirements are incorporated into the project plans and specifications and observed during construction.	EIR Chapter 9.0
10.0 GREENHOUSE GAS EMISSIONS			
The EIR does not identify any mitigation measures in this issue area.			
11.0 HAZARDS AND HAZARDOUS MATERIALS			
Impact HAZ-4: Hazardous Material Sites. No active hazardous material sites were identified on the project site. Past agricultural activities within the CTSP Area have the potential of leaving hazardous residues that could be released during construction. Also, demolition of older buildings could release asbestos and lead-based paints into the environment.			

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY	SOURCE INFORMATION
<p>HAZ-1: Prior to approval of a site plan or a tentative subdivision map for future development, a Phase I Environmental Site Assessment shall be conducted and submitted to the City Community Development Department. The Phase I Assessment shall evaluate the site for potential contamination, including residues of agricultural chemicals on sites of previous agricultural land use. If the Phase I Assessment determines the potential presence of any hazardous material contamination, then a Phase II Environmental Site assessment shall be conducted to identify the type and extent of hazardous material contamination. If necessary, the Phase II report shall include remediation measures. Project approval shall include requirements for completion of any Phase II remediation needed to permit the proposed land use under existing applicable regulations.</p> <p>HAZ-2: If evidence of unusual odors or soil discoloration is noted during construction, construction shall be halted and the City shall be notified. The property owner or responsible party shall contact a qualified environmental professional to evaluate the situation and take action as required by applicable environmental regulations. Construction work at the identified site shall not resume until the site is either remediated or found to pose no risk to worker health.</p> <p>HAZ-3: Demolition permits shall be obtained from the City for structures to be removed from development sites. Demolition would occur in accordance with the conditions of the City Demolition Permit, which shall include a Demolition Plan that is reviewed and approved by the Building Official. The Demolition Plan shall include the required qualifications of demolition contractors, demolition procedures, safety requirements, testing for hazardous materials that shall include asbestos-containing material and lead-based paint, waste disposal worker and public health, and environmental protections. Permit applications for uses regulated shall include a Demolition Permit Release Form from the SJVAPCD.</p>	<p>The project applicant will be responsible for obtaining Phase I and II ESAs as warranted by site contamination.</p> <p>The project applicant will be responsible for including requirements of the contractor to address unusual odors or soil discoloration during construction.</p> <p>The contractor will be responsible for addressing unusual odors or soil discoloration concerns during construction.</p> <p>The project applicant or contractor will be responsible for obtaining demolition permits for removal of existing structures.</p>	<p>The Community Development Department will be responsible for review and approval of the Phase I and/or II reports.</p> <p>The Community Development Department will be responsible for review and approval of project plans and specifications and for ensuring that demolition plans have been obtained prior to removal of existing structures.</p>	<p>EIR Chapter 11.0</p>
Impact HAZ-5: Airport Hazards. A portion of the project site is within the Airport Influence Area established for the Modesto City-County Airport.			
<p>HAZ-4: For projects located within the Airport Influence Area of the Modesto City-County Airport, as delineated within the Stanislaus County Airport Land Use Compatibility Plan, site plan and design review submittals for the project shall be referred to the Stanislaus County Airport Land Use Commission for its review and recommendations. Implementation of applicable recommendations of the Airport Land Use Commission shall be made a condition of City</p>	<p>The Community Development Department will be responsible for referring applications to the ALUC when warranted.</p>	<p>The Community Development Department will be responsible for ensuring that this requirement is met and that ALUC recommendations are incorporated in project conditions of approval.</p>	<p>EIR Chapter 11.0</p>

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY	SOURCE INFORMATION
approval unless the City overrides any recommendation in accordance with State law.			
Impact HAZ-6: Interference with Emergency Vehicle Access and Evacuations. The project would also include improvements to existing roadways that could potentially interfere with emergency vehicle access and evacuations in the area.			
HAZ-5: Encroachment permits for work within the public right-of-way shall be obtained from the City of Ceres. As a condition of the permit, and prior to the start of project construction, the permittee shall prepare and implement a Traffic Control Plan, which shall include such items as traffic control requirements, resident notification of access closure, and daily access restoration. The contractor shall specify dates and times of road closures or restrictions, if any, and shall ensure that adequate access will be provided for emergency vehicles. The Traffic Control Plan shall be reviewed and approved by the City Department of Public Works and shall be coordinated with the Ceres Police Department and the applicable firefighting agency if construction will require road closures or lane restrictions.	The project applicant and/or contractor will be responsible for preparation and submittal of the Traffic Control Plan.	The Department of Public Works will be responsible for review, interagency coordination and approval of the Traffic Control Plan.	EIR Chapter 11.0
Impact HAZ-8: Waterway Hazards. Residential development adjacent to TID Lower Lateral 2 could lead to trespassing that could endanger trespassers.			
HAZ-6: Prior to the start of development within the Copper Trails Specific Plan area, design plans for any trails along Turlock Irrigation District (TID) canals shall be submitted to TID for its review and approval. TID approval shall be obtained for any trail construction along the TID canals.	The project applicant and/or engineer will be responsible for submittal of plans for trail development along TID canals for TID review and approval.	The Community Development Department will be responsible for ensuring that trail development plans have been reviewed and approved by TID incorporating relevant TID recommendations.	EIR Chapter 11.0
12.0 HYDROLOGY AND WATER QUALITY			
Impact HYDRO-2: Groundwater Resources and Quality. Project would be served by the City's water system, which relies in part on groundwater. Project can be accommodated from City's existing groundwater supplies. Project may reduce groundwater recharge through increased impervious surfaces, but the impact is not considered substantial. Existing groundwater wells in proposed development areas would need to be plugged over the course of development per County standards.			
HYDRO-1: Prior to the start of development within any portion of the Copper Trails Specific Plan area, any remaining existing groundwater wells shall be plugged and abandoned in accordance with the requirements of the Stanislaus County Department of Environmental Resources and the provisions of California Water Code Section 13751.	The project applicant and/or engineer will be responsible for obtaining well demolition and/or dewatering permits for the project site.	The Community Development Department will be responsible for ensuring that well demolition and/or dewatering permits for the project site have been obtained.	EIR Chapter 12.0

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY	SOURCE INFOR- MATION
HYDRO-2: For areas containing a shallow groundwater table, a dewatering permit shall be obtained from the RWQCB prior to the start of construction activities. Dewatering shall be done in accordance with the conditions of the permit.			
13.0 LAND USE, POPULATION, AND HOUSING			
The EIR does not identify significant effects or mitigation measures in this issue area.			
14.0 NOISE			
Impact NOISE-1: Increase in Noise Levels in Excess of Standards-Traffic. Traffic generated under Near Term Plus Project conditions would increase traffic noise levels along East Service Road by an amount exceeding applicable significance thresholds. Mitigation would reduce this impact.			
NOISE-1: To reduce traffic noise increases under Near-Term Plus Project conditions to less than +1.5 dB, widening or new improvements to the segment of East Service Road north of the Copper Trails Specific Plan boundary shall be paved with quiet pavement, or another equivalent mitigation shall be provided, with approval from a qualified noise consultant and City staff. The pavement would be required for any portion of the roadway passing a noise-sensitive use, and for a distance of 100 feet on either side of the sensitive use.	The applicant's engineer will be responsible for inserting noise control requirements in the project plans and specifications, or demonstrating that equivalent noise reduction would be provided by another means. The contractor will be responsible for adhering to the listed noise control requirements.	The Community Development Director will be responsible for ensuring that noise control requirements are incorporated into the project plans and specifications and observed during construction.	EIR Chapter 14.0
Impact NOISE-2: Increase in Noise Levels in Excess of Standards-Other Project Noise. Noise from commercial operations were determined to not significantly affect nearby sensitive land uses, mainly residences. However, specific land uses could adversely affect nearby residences if placed too closely.			
NOISE-2: Proposed commercial and active sports recreational projects shall be subject to a preliminary review by Community Development staff for potentially significant noise impacts. Where potential noise impacts may be significant, an acoustical analysis shall be performed by a qualified acoustical consultant as to the project's consistency with the City's noise level standards and mitigation measures needed to bring the proposed source into compliance with	The Community Development Director will be responsible for determining whether noise impact analysis is required for commercial or active sports projects.	The Community Development Director will be responsible for ensuring that additional noise analysis has been obtained if required and that recommended noise control requirements are incorporated into the project plans and	EIR Chapter 14.0

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City standards.	The applicant's engineer will be responsible for obtaining additional noise analysis and for inserting recommended noise control requirements in project plans and specifications.	specifications.	
Impact NOISE-3: Increase in Noise Levels in Excess of Standards-Construction. Construction activities may potentially increase ambient noise above City standards at nearby sensitive receptors.			
<p>NOISE-3: The City shall establish the following as conditions of approval for any permit that results in the use of construction equipment:</p> <ul style="list-style-type: none"> Construction shall be limited to 7:00 a.m. to 8:00 p.m. unless allowed by special permit issued by the Building Inspector or City Engineer. All construction equipment powered by internal combustion engines shall be properly muffled and maintained. Quiet construction equipment, particularly air compressors, are to be selected whenever possible. All stationary noise-generating construction equipment such as generators or air compressors are to be located as far as is practical from existing residences. In addition, the project contractor shall place such stationary construction equipment so that emitted noise is directed away from sensitive receptors closest to the project site. Unnecessary idling of internal combustion engines is prohibited. In accordance with State regulations, idling shall be limited to no more than five minutes. The construction contractor shall, to the maximum extent practical, locate on-site equipment staging areas to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project 	The applicant's engineer will be responsible for inserting noise control requirements in the project plans and specifications. The contractor will be responsible for adhering to the listed noise control requirements.	The Community Development Director will be responsible for ensuring that noise control requirements are incorporated into the project plans and specifications and observed during construction.	EIR Chapter 14.0

IMPACT/MITIGATION MEASURES	IMPLEMENTATION RESPONSIBILITY AND TIMING/SCHEDULE	MONITORING/REPORTING RESPONSIBILITY	SOURCE INFOR- MATION
construction.			
15.0 PUBLIC SERVICES			
The EIR does not identify significant effects or mitigation measures in this issue area.			
16.0 TRANSPORTATION			
The EIR does not identify any mitigation measures in this issue area.			
17.0 UTILITIES AND ENERGY			
Impact UTIL-1: Relocation and Construction of Infrastructure Facilities. Pocket Area served by existing infrastructure. The CTSP Area would require new infrastructure, which would be provided in accordance with City and State requirements and standards. Project may require removal or relocation of existing TID facilities.			
UTIL-1: Prior to the start of development that impacts TID irrigation facilities, the project shall design one or more method acceptable to the City and TID that will minimize or avoid the impacts of development on the continued operation of existing TID irrigation facilities. The agreed-upon methods shall be incorporated as applicable into the design and construction of future development.	The project applicant and engineer will be responsible for development of infrastructure designs that could address TID concerns. The Community Development Department will be responsible for coordinating the review of such improvements with other departments and TID.	The Community Development Department will be responsible for interagency coordination has occurred and that resulting designs are incorporated into project plans and specifications.	EIR Chapter 17.0