

Yosemite Mixed Use Conversion (Batched GPAs Site 5) Project Mitigation Monitoring Program

– May 2026

The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid significant environmental impacts of a project. The Mitigation Monitoring Program ensures that mitigation measures imposed by the City are completed at the appropriate time in the development process.

The mitigation measures identified in the Initial Study/Mitigated Negative Declaration for the Yosemite Mixed Use Conversion (Batched GPAs Site 5) Project are listed below along with the party responsible for implementation of the mitigation measure, the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign off that the mitigation measure has been implemented.

MITIGATION MONITORING PROGRAM
Yosemite Mixed Use Conversion (Batched GPAs Site 5) Project

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
Air Quality					
III-a,b	a. Conflict with or obstruct implementation of the applicable air quality plan. b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.	III-1. <i>The project applicant shall ensure that only electric hearths shall be allowed within any proposed on-site residences and that only zero-VOC paints, finishes, adhesives, and cleaning supplies shall be used during construction and operations of any future on-site development.</i> <i>Alternatively, future project applicants may provide the City of Manteca Development Services Department with proof of implementation of alternative mitigation measures, that show a reduction in ROG emissions such that emission are below the applicable SJVAPCD thresholds of significance.</i> <i>The aforementioned requirements shall be noted on all future development proposals and the informational sheet filed with any final subdivision map(s) and shall be provided to the City of Manteca Development Services Department for review and approval prior to approval of improvement plans for each future development proposal.</i>	City of Manteca Development Services Department	Prior to approval of improvement plans for each future development proposal	
Biological Resources					
IV-a	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.	<i>SJMSCP-Covered Species</i> IV-1. <i>Prior to commencement of any future on-site grading activities, the project proponent shall seek coverage under the SJMSCP to mitigate for habitat impacts to covered special-status species. Coverage involves compensation for habitat impacts on covered species through implementation ITMMs and payment of fees for conversion of lands that may provide habitat for covered special status species. These fees are used to preserve and/or create habitat in preserves to be managed in perpetuity. Obtaining coverage for a Project includes incidental take authorization (permits) under the Endangered Species Act Section 10(a),</i>	San Joaquin Council of Governments City of Manteca Development Services Department	Prior to commencement of any future on-site grading activities	

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		<i>California Fish and Game Code Section 2081, and the MBTA. Coverage under the SJMSCP would fully mitigate all habitat impacts on covered special-status species.</i> Special-Status Plants IV-2. <i>Prior to issuance of any grading permits for future development within the project site, focused surveys shall be performed by a qualified botanist in order to determine the presence or absence of any special status plant species. Furthermore, should additional plants having the potential to occur on-site be given special-status in the future, the qualified botanist shall also determine the presence/absence of such species. The survey(s) shall be conducted during the identification periods (bloom periods) for special status plant species that are known to occur in the project region. If special-status plant species are not found to be present during the focused survey(s), then no further action is required. The results of the focused surveys shall be submitted to the City of Manteca Development Services Department.</i> <i>If any special-status plant species are found, a mitigation plan shall be prepared in consultation with the City of Manteca Development Services Department. The plan shall detail the various mitigation approaches to ensure no net loss of the special-status plant(s). Mitigation could include, but would not be limited to, avoidance of the plant species, salvage of plant materials where possible, acquisition of credits at an approved mitigation bank, or acquisition and preservation of property that supports the plant species.</i>	City of Manteca Development Services Department	Prior to issuance of any grading permits	

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		<i>Pallid Bat</i> IV-3. In order to avoid impacts to maternity roosting pallid bats, future tree trimming or removal, as well as improvements to or demolition of existing abandoned structures within the project site shall be avoided during the maternity roosting season (April 15 – August 31). If future tree trimming or removal, or improvements to or demolition of existing abandoned structures must occur during the maternity roosting season (April 15 – August 31) within the project site, a qualified biologist shall conduct a pre-construction survey for maternity roosting bats within 14 days of the onset of these activities. Maternity roosting bat surveys shall include all trees and structures proposed to be impacted. Survey results shall be submitted to the City of Manteca Development Services Department. If active maternity bat roosts are not found within the survey area, further mitigation is not required. Should any active maternity bat roosts be discovered during the pre-construction survey in trees or structures proposed to be impacted, the biologist shall identify a suitable construction-free buffer around the maternity roost. An example of a suitable construction free buffer is 50 feet; however, each buffer distance should be determined on a case-by-case basis by the qualified biologist. The buffer shall be identified on the ground with flagging or fencing, and shall be maintained until a qualified biologist has determined that the tree and snag impacts would not adversely affect bat survival or survival of their young.	City of Manteca Development Services Department	Within 14 days prior to future tree trimming or removal, or improvements to or demolition of existing abandoned structures during the maternity roosting season (April 15 – August 31)	

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		<i>Burrowing Owl</i> <i>IV-4. A pre-construction survey for burrowing owls within the site and a 500 foot buffer surrounding the site shall be conducted within 15 days of future on-site construction. The pre-construction survey shall be conducted by a qualified biologist consistent with the CDFW 2012 Staff Report on Burrowing Owl Mitigation. If a lapse in future on-site work of 15 calendar days or longer occurs, an additional survey shall be required prior to reinitiation. A written summary of the survey results shall be submitted to the City of Manteca Development Services Department before any construction permits are issued. If burrowing owls or active burrows/refugia are not found, then further mitigation measures are not necessary.</i> <i>If an active burrow (i.e., a burrow occupied by at least one adult burrowing owl) is found, the project applicant shall implement the following measures:</i> <i>1. Avoid all nest sites that could be disturbed by Project construction during the remainder of the breeding season or while the nest is occupied by adults or young (including individuals or family groups foraging on or near the site following fledging); and</i> <i>2. Establish and maintain a minimum buffer of 164 feet around the occupied burrow during construction. The actual buffer size shall be determined by the qualified biologist based on the time of year and level of disturbance in accordance with guidance provided in</i>	City of Manteca Development Services Department California Department of Fish and Wildlife (CDFW) if an active burrow is found	Within 15 days of future on-site construction activities	

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		<i>the CDFW Staff Report on Burrowing Owl Mitigation (CDFW 2012) and may be as large as 1,640 feet. Construction activities shall not take place within the buffer, and the no-disturbance buffer shall be marked on-site. Any modifications to the aforementioned buffer shall be approved by the City in consultation with CDFW. The buffer reduction request shall include relevant information and/or propose new measures to justify the buffer reduction. The buffer may be removed once the burrow is not occupied.</i> 3. <i>Burrow exclusion shall only be conducted during the non-breeding season for active burrows located within the site boundaries, and in limited instances within a buffer zone around the site, as determined by the City in consultation with CDFW after all avoidance and minimization measures have been exhausted. The Project applicant shall acquire an ITP from CDFW prior to exclusion. Following the ITP, any exclusion and burrow collapse activities shall be conducted in accordance with the CDFW Staff Report on Burrowing Owl Mitigation. The foregoing guidance requires a Burrowing Owl Exclusion Plan to be developed and approved by a qualified biologist in consultation with CDFW for the City's review and approval prior to burrow exclusion and/or closure.</i>			

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		<i>If nesting burrowing owls are found during the pre-construction survey, mitigation for the permanent loss of burrowing owl foraging habitat (defined as all areas of suitable habitat within 250 feet of the active burrow) shall be accomplished at a 1:1 ratio or at a ratio acceptable to the City. The mitigation provided shall be consistent with recommendations in the CDFW Staff Report on Burrowing Owl Mitigation.</i> <i>Nesting Migratory Birds and Raptors</i> IV-5. <i>If future development activities commence during the avian breeding season (February 1 through August 31), a qualified biologist shall conduct a pre-construction nesting bird survey within seven days prior to initiation of project activities. The survey area shall include suitable raptor nesting habitat within 500 feet of the project boundary (inaccessible areas outside of the project area can be surveyed from the site or from public roads using binoculars or spotting scopes). Pre-construction surveys are not required in areas where project activities have been continuous since prior to February 1, as determined by a qualified biologist. Areas that have been inactive for more than 14 days during the avian breeding season must be re-surveyed prior to resumption of project activities. Results of the preconstruction survey shall be submitted to the City of Manteca Development Services Department for review. If active nests are not identified, further mitigation is not required. If active nests are identified, the following measure shall be implemented:</i> <i>A species-specific buffer shall be established by a qualified biologist</i>	City of Manteca Development Services Department	Within seven days prior to initiation of project activities during the avian breeding season (February 1 through August 31)	

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		<i>around active nests, and construction activities shall not occur within the buffer until a qualified biologist has determined that the nest is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest, or the nest has failed). Encroachment into the buffer may occur at the discretion of a qualified biologist. Any encroachment into the buffer shall be monitored by a qualified biologist to determine whether nesting birds are being impacted.</i>			
IV-b,c	b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.	IV-6. <i>Prior to the commencement of future on-site construction activities, an aquatic resources delineation shall be conducted for the project site by a qualified biologist. The project proponent shall submit the results of the aquatic resources delineation to the USACE for verification purposes. If USACE takes jurisdiction over the on-site aquatic habitat, then the applicant shall apply for a Section 404 permit and Waters that will be impacted shall be replaced or rehabilitated on a "no-net-loss" basis. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods acceptable to the USACE. Written verification of the Section 404 permit shall be submitted to the City of Manteca Development Services Department.</i>	City of Manteca Development Services Department U.S. Army Corps of Engineers (USACE)	Prior to commencement of future on-site construction activities	
	c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	IV-7. <i>Prior to the commencement of future on-site construction activities that could result in impacts to potentially regulated aquatic features, the project proponent shall apply for a Section 401 water quality certification/waste discharge requirement from the RWQCB, and adhere to the certification conditions. Written verification of the Section 401 permit shall be submitted to the</i>	City of Manteca Development Services Department Regional Water Quality	Prior to commencement of future on-site construction activities that could result in impacts to potentially regulated aquatic	

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		City of Manteca Development Services Department.	Control Board (RWQCB)	features	
Cultural Resources					
V-a,b,c	a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5. b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5. c. Disturb any human remains, including those interred outside of dedicated cemeteries.	V-1. <i>Prior to the issuance of any demolition permits associated with future development of the project site, a historical resource evaluation, including surveys on the 21 existing on-site buildings and structures, shall be conducted to determine if the buildings and structures would meet criteria for inclusion on the California Register of Historical Resources (CRHR) or National Register of Historic Places (NRHP). The evaluation of the buildings and structures shall be conducted by an architectural historian who meets the Secretary of the Interior's Standards.</i> <i>Evaluation of the buildings and structures shall include: the development of an appropriate historical context applicable to the building/structure type and potential period of significance; an examination of the architecture or engineering of the building/structure; and sufficient historical research about the property to establish the potentially important people associated with the building/structure. Once completed, a determination of the building/structure's eligibility for inclusion on the CRHR or NRHP shall be made, as well as a determination of the building/structure's integrity. The qualified architectural historian shall document the results of the evaluation in a report and on appropriate Department of Parks and Recreation (DPR) 523 forms. All materials shall be submitted to the City of Manteca Development Services Department as proof of compliance.</i>	City of Manteca Development Services Department	Prior to the issuance of any demolition permits	

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		<i>If a formal evaluation finds that a building and/or structure meets criteria for listing on the CRHR or NRHP, the eligible building or structure would be required to be fully avoided and preserved, and demolition of the building or structure as part of future development would be prohibited. In addition, any structures that are required to be fully avoided and preserved shall also be protected during any future construction activities on site, protection measures may include but are not limited to, buffers around the structures, fencing, or other delineation, etc.</i> V-2. <i>If potentially significant historic or archeological resources are encountered during future 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 California 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 determined to be significant under CEQA, the City and a qualified archaeologist shall determine whether preservation in place is</i>	City of Manteca Development Services Department	During future subsurface excavation activities if potentially significant historic or archeological resources are encountered	

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		<i>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.</i> V-3. <i>If previously unknown human remains are encountered during future construction activities, Section 7050.5 of the California Health and Safety Code applies, and the following procedures shall be followed: In the event of an accidental discovery or recognition of any human remains, Public Resource Code Section 5097.98 must be followed. The City shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Once project-related ground disturbance begins and if there is accidental discovery of human remains, the following step shall be taken:</i> <i>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</i>	City of Manteca Development Services Department San Joaquin County Coroner's Office Native American Heritage Commission (NAHC)	During future construction activities if previously unknown human remains are encountered	

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		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.			
Geology and Soils					
VII-f	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	VII-1. <i>In the event that plant or animal fossils are discovered during subsurface excavation activities for future development of the project site, 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 City shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. 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</i>	City of Manteca Development Services Department	During future construction activities if plant or animal fossils are encountered	

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		<i>incorporated into the project.</i>			
Hazards And Hazardous Materials					
IX-b	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment.	IX-1. <i>Prior to commencement of future ground disturbing activities within the project site, the project applicant shall conduct a Phase I Environmental Site Assessment (ESA) for the project site. The Phase I ESA shall include, but not be limited to, a review of federal, State, and local environmental databases for the project site and facilities within a mile of the site, a review of historical aerial photographs, and an on-site reconnaissance, as well as determination of the ages of the existing on-site buildings and structures to determine the presence/absence of historic and/or current conditions which could represent potential hazards.</i> <i>If the Phase I ESA determines that the existing on-site buildings and structures were constructed after 1980, then the existing buildings and structures would not have the potential to contain hazardous building materials, including LBP, asbestos, PCB containing caulk, mercury, or other hazardous substances, and further mitigation would not be required. However, should the Phase I ESA determine that the existing on-site buildings and structures were constructed prior to 1980, the potential exists for the buildings and structures to contain asbestos-containing materials. In addition, should the Phase I ESA determine that the existing on-site buildings and structures were constructed prior to 1978, the potential exists for the buildings and structures to contain LBP. If the Phase I ESA determines that the existing on-site buildings and structures are of sufficient age to contain any hazardous building materials, the</i>	City of Manteca Development Services Department	Prior to commencement of future ground disturbing activities	

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		<i>project applicant shall be required to implement Mitigation Measure IX-2 of this IS/MND.</i> <i>Furthermore, if the Phase I ESA identifies any recognized environmental conditions (REC) related to historic and/or current uses that may have impacted soils, a Phase II ESA shall be prepared and submitted to the City of Manteca Development Services Department. If the Development Services Department determines that remediation is necessary based on the results of the Phase II ESA, such remediation shall be completed prior to approval of any improvement plans or any groundbreaking activities in accordance with State and local requirements. Should the project site be referred to an outside agency, such as Department of Toxic Substances Control for oversight, the applicant would need to provide a 'No Further Action' statement or equivalent from the agency.</i> <i>IX-2. Prior to issuance of a demolition permit by the City for any on-site buildings or structures, the project applicant shall provide a site assessment that determines whether any structures to be demolished contain lead-based paint, asbestos, PCB containing caulk, mercury, or other hazardous substances. If structures do not contain any hazardous substances, further mitigation is not required.</i> <i>If lead-based paint is found, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with federal, State, and local regulations. The demolition contractor</i>	City of Manteca Development Services Department San Joaquin Valley Air Pollution Control District (SJVAPCD)	Prior to issuance of any demolition permit	

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		<i>shall be informed that all paint on the buildings shall be considered as containing lead.</i> <i>If any structures contain asbestos, the demolition or remodeling of any structure may be subject to the National Emission Standard for Hazardous Air Pollutants (NESHAPS) for Asbestos which may include inspection for the presence of asbestos by a certified asbestos inspector and mediation or removal of asbestos materials prior to demolition activity. The inspection results shall be submitted to the SJVAPCD and City of Manteca Development Services Department.</i> <i>If any structures contain PCB containing caulk, mercury, or other hazardous substance, the applicant for the demolition permit shall prepare and implement an abatement plan consistent with federal, State, and local standards, subject to approval by the SJVAPCD and City of Manteca Development Services Department.</i> <i>The contractor shall take appropriate precautions to protect his/her workers, the surrounding community, and to dispose of construction waste in accordance with federal, State, and local regulations subject to approval by the SJVAPCD and City of Manteca Development Services Department.</i>			
Noise					
XIII-a	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	<i>XIII-1. In conjunction with submittal of any future development proposals on-site, a project-level noise assessment shall be prepared by a qualified acoustic engineer demonstrating that construction and operational noise levels (including traffic noise levels) associated with future on-site development would meet the</i>	City of Manteca Development Services Department City Engineer	In conjunction with submittal of any future development proposals on-site	

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		<i>applicable City of Manteca exterior noise standards, and, if necessary, provide recommended mitigation measures, that may include, but shall not be limited to, the use of sound walls or other noise reducing measures at the project site, installation of quiet pavement, and installation of parapets for future HVAC equipment. The noise assessment shall be submitted to the City of Manteca Development Services Department for review and approval, and the recommendations shall be shown on all project plans, subject to review and approval by the City Engineer.</i>			
Tribal Cultural Resources					
XVIII-a,b	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant	XVIII-1. <i>Implement Mitigation Measures V-2 and V-3.</i> XVIII-2. <i>Prior to commencement of any future on-site construction activities, all construction crew members, consultants, and other personnel involved in project implementation shall receive project-specific tribal cultural resource awareness training. The training shall be conducted in coordination with qualified cultural resource specialists and representatives from culturally affiliated Native American Tribes. The training shall include information related to applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations related to cultural and tribal cultural resources. The training shall also describe appropriate avoidance and impact minimization measures, as well as what to do and who to contact if any potential cultural or tribal cultural resources are encountered. The training shall emphasize the requirement for confidentiality</i>	See Mitigation Measures V-2 and V-3 City of Manteca Development Services Department	See Mitigation Measures V-2 and V-3 Prior to commencement of any future on-site construction activities	

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	pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<i>and culturally appropriate treatment of any discovery of significance to culturally affiliated Native Americans Tribes. All personnel required to receive the training shall also be required to sign a form that acknowledges receipt of the training, which shall be submitted to the City of Manteca Development Services Department for review and approval.</i>			