

List of Potentially Significant Effects and Proposed Mitigation Measures
North Vineyard Station Specific Plan
Final Supplement Environmental Impact Report – September 2007

1. **Air Quality:** Air quality impacts due to construction activities were considered significant in the Final EIR for the North Vineyard Station (93-SFB-0238) and apply to the proposed roadway improvements. Mitigation measures AQ-1 through AQ-4 address air quality impacts.
 - AQ-1: Provide approved plan for reduced emissions from off-road construction vehicles.
 - AQ-2: Provide a list of off-road construction vehicles.
 - AQ-3: Ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour.
 - AQ-4: Water exposed, graded surfaces at least two times per day and if possible, keep soil moist at all times; properly maintain diesel and/or gas fueled construction equipment; water haul roads at least two times per day; use low VOC architectural coatings

2. **Noise:** Noise impacts to future development along Plan area roadways are potentially significant under all plan scenarios but would be mitigated through implementation of noise attenuation measure at the time of development. Future projects will be subject to CEQA review and compliance with noise standards. Therefore, traffic related noise impacts to future development could be mitigated to less than significant effects.
 - The use of rubberized asphalt on Florin Road between South Watt Avenue and Bradshaw Road and on Florin Road between Bradshaw Road and Excelsior will achieve a 4dB noise reduction and will reduce the impact to less than significant.

3. **Biological Resources:** Potential impacts to biological resources include impacts to the following: Waters of the U.S., Special Status Plants, Vernal Pool Species and Critical Habitat, Fish, Northwestern Pond Turtle, Giant Garter Snake, Burrowing Owl, Nesting Swallows, Swainson's Hawk and other Raptors, Tricolored Blackbird, and Native Trees. Mitigation measures BR-1 through BR-29 address biological resource impacts.
 - BR-1: Minimize harm for permanent loss of wetlands through permitting and mitigation banking
 - BR-2: Minimize harm to special status plants through surveys, avoidance, and obtaining "take" authorization if needed.

- BR-3: Minimize harm for indirect effects to vernal pool species and critical habitat through consultation with the U.S. Fish and Wildlife Service as outlined in Section 7 of the Endangered Species Act. The applicant shall implement all measures included in the Biological Opinion issued as a result of this consultation.
 - BR-4: Minimize harm for impacts to fish by though implementing all measures included in the approved County Department of Water Resources approved plan.
 - BR-5 and 6: Minimize harm for impacts to turtles through use of surveys and a qualified biologist.
 - BR-7 through 16: Minimize harm for impacts to Giant Garter Snake though a variety of avoidance measures, surveys, use of a qualified biologist, and consultation with the Department of Fish and Game.
 - BR-18 through 25: Minimize harm for the impacts to various bird species though a variety of avoidance measures, surveys, use of a qualified biologist, and consultation with the Department of Fish and Game.
 - BR-26 through 29: Minimize harm to trees through avoidance measures, use of an arborist, replanting of trees, and coordination with the Park District.
4. **Cultural Resources:** Mitigation measures will be taken to mitigate impacts that result from the accidental discovery of cultural resources during construction activities. Mitigation measures CR-1 through CR-2 address cultural resource impacts.
- CR-1: Should any cultural resources be encountered, work shall be suspended and the Department of Environmental Review and Assessment immediately notified and the findings investigated.
 - CR-2: conduct an evaluation of structures to determine possible eligibility for inclusion in the California Register of Historical Resources
5. **Hazardous Materials:** Right of way identified for acquisition to construct the project improvements may contain hazardous materials or underground storage tanks. Mitigation measures HM-1 through HM-4 address hazardous material impacts.
- HM-1: Investigate land for potential contamination and undertake remediation as necessary.
 - HM-2: Develop a contingency plan in the event that construction activities uncover unforeseen contamination.
6. **Climate Change:** The reduction of greenhouse gases through the mitigation measures addressing climate change cannot be quantified at this time. However, every effort to reduce project-

induced greenhouse gas emissions is being made. Application of roadway mitigation and the Specific Plan policy AQ-15 components aid in the reduction of greenhouse gas emissions. Mitigation measures CC-1 through CC-6 address climate change impacts.

- CC-1: Synchronize traffic lights at signalized project intersections where feasible.
- CC-2: Replace traffic signal lighting with light emitting diodes (LED).
- CC-3: Construction vehicles shall be equipped with retrofit emission control devices.
- CC-4: All project landscaping, including median and property frontage landscaping, shall be designed to minimize water usage and runoff.
- CC-5: Construction and demolition waste shall be reused or recycled to the greatest extent practicable.
- CC-6: Project roadways shall be surfaced with rubberized asphalt in order to offset global warming impacts through the use of recycled materials.

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1. **Land Use:** Potential land use compatibility impacts associated with holdover agricultural-residential or general agricultural uses located both within and just outside the Urban Development Area can be mitigated to less than significant levels through implementation of General Plan policies, proposed Specific Plan policies and established Zoning Code development standards. Land use impacts resulting from non-compliance with General Plan goals, objectives, and policies are considered potentially significant and adverse. Mitigation of potential land use impacts to a less than significant level would require redesign of the Plan area to be consistent with the intent of the General Plan for new growth areas.
 - Mitigation measures LU-1 through LU-4 address Land Use impacts.
 - Mitigation measure PFF-1 requires the creation of a Public Financing Facilities Plan prior to any rezone.
 - Mitigation Measures TR-1 through TR-25 address the traffic and circulation impacts including the widening of South Watt Avenue.
2. **Short Term (Construction Related) Air Quality Impacts:** Short-term increases in ambient air pollutant temperature concentrations as a result of construction-related emissions are considered potentially significant. Unmitigated dust emissions from earthmoving activities would likely to create short-term violations of ambient PM10 standards and to generate emissions exceeding the 275 pounds per day significance threshold. PM10 emissions would be a significant impact of the project. Preparation and implementation of a dust control plan would reduce the identified impact to less than significant.
 - Mitigation measures AQ-1 & AQ-2 address air quality impacts.
3. **Traffic Noise Impacts to Future Development:** Noise impacts to future development along Plan area roadways are potentially significant under all plan scenarios but would be mitigated through implementation of noise attenuation measure at the time of development. Future projects will be subject to CEQA review and compliance with noise standards. Therefore, traffic related noise impacts to future development could be mitigated to less than significant effects.
 - Mitigation measure NS-1 addresses noise impacts.
4. **Hydrology and Flooding:** Development of the proposed project could result in potentially significant flooding and surface water

quality impacts. These impacts can be reduced to a less than significant level by timely implementation of the proposed North Vineyard Station Specific Plan Drainage Master Plan (DMP) improvements. Surface water quality impacts can be reduced to a less than significant level by implementing Best Management Practices for treatment of urban runoff, such as the water quality treatment facilities proposed within DMP detention basins, and compliance with the County's Land Grading and Erosion Control Ordinance. Impacts to biological resources can be reduced to a less than significant level by implementation of a wetland mitigation plan, implementation of a special status species mitigation plan, and in kind plantings.

- Mitigation measures HY-1 through HY-7 address hydrology and flooding impacts.
5. **Water Supply (Long Term):** Interim solutions enhancing water supply have been implemented and temporary surface water supplies are now being provided to areas, which were entirely dependent upon ground water. It is anticipated that long-term water surface contracts will be in place prior to the start of development within the Specific Plan Area.
 6. **Biological Resources:** Development of the Specific Plan Area will impact vernal pools and seasonal wetlands. Mitigation measures are included which fully compensate for the lost wetlands and vernal pools through an off-site mitigation plan or a combination of on-site preservation and off-site compensation. Specific mitigation measures address Fairy Shrimp, Swainson's Hawk and native trees.
 - Mitigation measures BR-1 through BR-6 address biological resource impacts.
 7. **Cultural Resources:** Mitigation measures will be taken to mitigate impacts that result from the accidental discovery of cultural resources during construction activities.
 - Mitigation measures CR-1 through CR-4 address cultural resource impacts.
 8. **Hazardous Materials:** Incorporation of recommended mitigation measures into the Specific Plan Policies and Development Criteria and implementation of existing government regulations will reduce potentially significant impacts relative to hazardous materials to less than significant levels.
 - Mitigation measures TX-1 through TX-4 address hazardous material impacts.