

Mitigation Monitoring and Reporting Program for the Tracy Alliance Project Environmental Impact Report City of Tracy, San Joaquin County, California

Prepared for:

City of Tracy

333 Civic Center Plaza
City of Tracy, CA 95376
209.831.6428

Contact: Victoria Lombardo, Senior Planner

Prepared by:

FirstCarbon Solutions

2999 Oak Road, Suite 250
Walnut Creek, CA 94597
925.357.2562

Contact: Mary Bean, Project Director
Tsui Li, Project Manager

Updated: November 2, 2023

THIS PAGE INTENTIONALLY LEFT BLANK

PREFACE

Pursuant to the Public Resources Code Section 21081.6 of the California Environmental Quality Act and CEQA Guidelines Section 15097 (collectively, “CEQA”), the City of Tracy (Lead Agency) hereby finds that the mitigation measures set forth in this Mitigation Monitoring and Reporting Program (MMRP) for the Tracy Alliance Project (proposed project) will reduce or avoid the identified potentially significant impacts of the proposed project to the extent feasible for the reasons described in the Tracy Alliance Project Draft and Final Environmental Impact Report (collectively, Final EIR) and as otherwise documented in the materials that make up the proposed project’s administrative record. The Lead Agency intends for each of the mitigation measures to be adopted as recommended in the Final EIR, and incorporated into conditions of approval for the purpose of ensuring compliance during project implementation.

In the event of any inconsistencies between the mitigation measures set forth in the Final EIR and MMRP, the MMRP shall control. In the event of any inconsistencies between the Standard Conditions of Approval imposed on the proposed project set forth by the City of Tracy and the MMRP, the MMRP shall control.

The Final EIR prepared for the proposed project concluded that project implementation could result in significant effects on the environment and feasible mitigation measures have been identified as set forth in this MMRP and which will be incorporated as enforceable conditions of project approval that would reduce these potential impacts to a less than significant level to the extent feasible. This MMRP documents how and when the mitigation measures adopted by the Lead Agency will be implemented and confirms that identified, potentially significant environmental impacts would be reduced to less than significant levels to the extent feasible as identified in the Final EIR. In addition to the foregoing CEQA mitigation measures but distinct therefrom, this MMRP also sets forth certain additional measures/design features for which the project applicants have voluntarily agreed to incorporate and/or otherwise implement as enforceable conditions of approval.

This document does not discuss those environmental topic areas that the environmental analysis set forth in the Tracy Alliance Project Final EIR (along with other materials in the administrative record) has determined there would result in less than significant impacts and thus for which no mitigation is necessary.

THIS PAGE INTENTIONALLY LEFT BLANK

Table 1: Tracy Alliance Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
3.2 Agriculture and Forestry Resources					
<p>MM AG-1: Payment of Agricultural Mitigation Fees At the time of issuance of building permits for each individual development proposal, the relevant applicant(s) for the subject development proposal shall pay the applicable Agriculture Mitigation Fee in accordance with Chapter 13.28 of the Municipal Code.</p>	Verify payment of Agricultural Mitigation Fee.	At the time of issuance of building permits for each individual development proposal.	City of Tracy.		
3.3 Air Quality					
<p>MM AIR-1a: NO_x Reduction Measures Prior to the issuance of grading permits for each individual development proposal within the project site, the relevant applicant for each development proposal shall provide documentation to the City of Tracy demonstrating the following NO_x reduction measures would be adhered to during construction activities for the relevant development proposal:</p> <ul style="list-style-type: none"> • For all construction equipment and vehicles used during project construction that are equal to or greater than 250 horsepower, the contractor shall use construction equipment and vehicles that meet the United States Environmental Protection Agency (EPA) Tier 4 Final engine standards; • For all construction equipment and vehicles used during project construction that are less than 250 horsepower, the contractor shall use electric construction equipment and vehicles to the extent feasible, with the exception of handheld generator sets; and • All generator sets utilized during project construction shall be limited to 5 horsepower and shall only be used to power handheld power tools. <p>The construction contractor shall maintain reasonable records concerning its efforts to comply with this requirement, including</p>	Review project construction plans and equipment lists.	Prior to issuance of grading permits for each individual development proposal within the project site.	City of Tracy.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
equipment lists. Documentation that each relevant applicant provides to the City shall include, but is not limited to, equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number.					
MM AIR-1b: “Super-Compliant” Architectural Coatings Prior to the issuance of grading permits for each individual development proposal within the project site, the relevant applicant for each development shall provide the City with documentation demonstrating the use of “Super-Compliant” architectural coatings, as defined by the South Coast Air Quality Management District (South Coast AQMD), during construction of the proposed project. “Super-Compliant” architectural coatings, as defined by the South Coast AQMD, are paints which do not exceed 10 grams of reactive organic gas (ROG) per liter of paint.	Review project design plans.	Prior to the issuance of grading permits for each individual development proposal within the project site.	City of Tracy.		
MM AIR-1c: “Zero-VOC” Consumer Products Prior to issuance of building permits for each individual development proposal within the project site, the relevant applicant for each development shall provide the City with documentation requiring the consumer products purchased by the building occupant(s) or by the cleaning business contracted by the building occupant(s) for each on-site use shall consist of water-based or “zero volatile organic compound [VOC]” consumer products, to the maximum extent feasible. “Consumer products,” as referred to in this mitigation measure, shall include detergents, cleaning compounds, polishes, and floor finishes. “Consumer products,” as referred to in this mitigation measure, shall not include parking lot degreasers, architectural coatings, pesticides, or fertilizers.	Verify inclusion in project specifications; conduct site inspection.	Prior to issuance of building permits	City of Tracy.		
MM AIR-1d: Clean Truck Fleet Prior to the issuance of the certificate of occupancy for each individual development proposal within the project site, the relevant applicant for the subject individual development	Verify inclusion in project specifications.	Prior to issuance of the certificate of occupancy for each individual	City of Tracy.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>proposal shall provide the City with reasonable documentation demonstrating the use of a clean truck fleet that meets the California Air Resources Board’s adopted 2013 Optional Low-NOX Standard of 0.02 gram of nitrogen oxide (NO_x) per brake horsepower-hour for all heavy-duty trucks during operation of the proposed project, to the maximum extent feasible. If the relevant applicant does not own the truck fleet that will be used during operation of the subject individual development, the relevant applicant shall provide the City with reasonable documentation from the truck fleet owner demonstrating that trucks utilized for operation of the subject individual development will meet the California 2013 Optional Low-NO_x Standard, to the maximum extent feasible. If any change occurs where a new truck fleet is utilized during operation of the subject individual development, the relevant applicant shall provide the City with reasonable documentation demonstrating that the new truck fleet meets the California 2013 Optional Low-NO_x Standard of 0.02 gram per brake horsepower-hour, to the maximum extent feasible.</p>		<p>development proposal within the project site.</p>			
<p>MM AIR-1e: Operational Truck Fleet Routing Prior to the issuance of the certificate of occupancy for each individual development proposal within the project site, the relevant applicant for the subject individual development proposal shall provide the City with reasonable documentation demonstrating that trucks used during project operation for the subject individual development proposal shall be prohibited from accessing Grant Line Road east of the project site, such as plans illustrating intended truck routes. Additionally: A. Prior to the issuance of grading permit, the project applicant shall submit to the City of Tracy Engineering Department plans or designs that show where the project’s private drive intersects with Grant Line Road, the applicant shall use a combination of raised concrete medians (or islands) and/or bollards to prevent trucks from entering the left turn pocket. Truck drivers shall be directed into a dedicated right turn lane</p>	<p>Review truck fleet routing plans, roadway improvement plans, and signage design plans.</p>	<p>Prior to issuance of the certificate of occupancy for each individual development proposal within the project site.</p>	<p>City of Tracy.</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>onto Grant Line Road. Signage and roadway striping within the project shall also direct drivers to the appropriate lanes as they approach the intersection. The design shall be reviewed and approved by the City of Tracy Engineering Department.</p> <p>B. Prior to the issuance of occupancy permit for the first building, the Phase I Developer shall demonstrate to the City of Tracy Public Works Department that the development shall include new signage along Grant Line Road, warning truck drivers that truck travel through the Community of Banta is not permitted and is a finable offense shall be placed along Grant Line Road. Specifically, two signs shall be placed on the north and south sides of Grant Line Road near its intersection with the proposed project's private drive and visible to east bound traffic. The exact locations, design and text of the signs shall be approved by the City of Tracy Public Works Department.</p>					
<p>MM AIR-1f: Idling Limitation Prior to the issuance of the certificate of occupancy for each individual development proposal within the project site, the relevant applicant for the subject individual development proposal shall provide the City with reasonable documentation demonstrating that on-site truck idling during project operation for the subject individual development proposal shall be limited to no greater than 3 minutes. The documentation provided to the City shall include photos or a map of signage posted in strategic locations on-site identifying that truck idling does not exceed 3 minutes. The signage shall include a phone number to contact at the facility regarding idling violation complaints, and corrective action shall occur within 48 hours of receipt of the complaint.</p>	Review documentation and on-site signage demonstrating that on-site truck idling shall be limited to no greater than 3 minutes.	Prior to the issuance of the certificate of occupancy for each individual development proposal within the project site.	City of Tracy.		
<p>MM AIR-1g: Electric On-Site Off-Road and On-Road Equipment Prior to the issuance of the certificate of occupancy for each individual development proposal within the project site, the relevant applicant for the subject individual development proposal shall provide the City with reasonable documentation</p>	Review construction plans.	Prior to the issuance of the certificate of occupancy for each individual development	City of Tracy.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
demonstrating that all on-site off-road and on-road equipment to be used during project operation of the subject individual development proposal shall be electric-powered. On-site off-road and on-road equipment shall include, but are not limited to, forklifts and pallet jacks.		proposal within the project site.			
MM AIR-1h: Vegetated Project Site Buffer Prior to the issuance of building permit(s) for each individual development proposal within the project site, the relevant applicant for the subject individual development proposal shall demonstrate on their site plans the inclusion of a vegetative buffer along the eastern property line of the project site adjacent to sensitive receptors. Examples of vegetative buffers may include, but are not limited to, trees, bushes, shrubs, or a mix thereof.	Review project design plans.	Prior to the issuance of building permit(s) for each individual development proposal within the project site.	City of Tracy.		
MM AIR-1i: Tier 2 CALGreen Electric Vehicle Charging Infrastructure Prior to the issuance of building permit(s) for each individual development proposal within the project site, the relevant applicant for the subject individual development proposal shall provide the City with reasonable documentation (e.g., shown on-site plans) showing that the proposed parking areas for passenger automobiles and trucks for project operation of the subject individual development proposal are designed and shall be built to include electric vehicle (EV) charging stations. At a minimum, the parking shall be designed to include a number of EV charging stations equal to the Tier 2 Nonresidential Voluntary Measures of the California Green Building Standards Code, Section A5.106.5.3.2.	Review documentation (e.g., shown on-site plans) showing that the proposed parking areas for passenger automobiles and trucks are designed and will be built to include EV charging stations.	Prior to the issuance of building permits(s) for each individual development proposed within the project site.	City of Tracy.		
3.4 Biological Resources					
MM BIO-1a: Song Sparrow and Tricolored Blackbird Mitigation Implementation of the following avoidance and minimization measures would avoid or minimize potential effects to song sparrow and tricolored blackbird as a result of project	If construction occurs within the Zuriakat parcel during the nesting season (February 1–August 31),	No more than 7 days prior to the start of ground-disturbing activities within the	City of Tracy.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>implementation within the Zuriakat parcel in and adjacent to the project site. These measures shall be implemented for construction work that occurs during the nesting season (February 1 through August 31):</p> <ul style="list-style-type: none"> • If construction or habitat removal is proposed during the breeding/nesting season (typically February 1 through August 31), a qualified Biologist shall conduct pre-construction surveys for song sparrow and tricolored blackbird within potential nesting habitat of the construction area, (special attention should be paid to the cattail marsh within the Zuriakat parcel) including a 500-foot survey buffer for tricolored blackbird and a 75-foot survey buffer for song sparrow, no more than 7 days prior to the start of ground-disturbing activities in the construction area. If no active nests are detected within the construction area on the project site or within the relevant buffer survey area, then no additional measures are required. • If an active nest is located during pre-construction surveys, the California Department of Fish and Wildlife (CDFW) (as appropriate) shall be notified (as appropriate) regarding the status of the nest. A setback of 500 feet (for tricolored blackbird) and 75 feet (for song sparrow) shall be established and maintained during the nesting season for the period encompassing nest building and continuing until fledglings leave nests. This setback applies whenever construction or other ground-disturbing activities must begin during the nesting season in the presence of nests which are known to be occupied. Furthermore, construction activities shall be restricted in the construction area as necessary to avoid disturbance of the nest until it is abandoned, or a qualified Biologist deems disturbance potential to be minimal. Restrictions shall include consultation with a qualified Biologist to determine appropriate buffer zones or alteration of the construction schedule in the relevant area. 	<p>conduct pre-construction site inspection.</p>	<p>Zuriakat parcel during the nesting season (February 1– August 31).</p>			

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> A qualified Biologist shall delineate the buffer using nest buffer signs, environmentally sensitive area fencing, pin flags, and/or flagging tape. The buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently. 					
<p>MM BIO-1b: Swainson’s Hawk</p> <p>Foraging: Prior to any activities that would result in ground disturbance to the project site, the relevant applicant(s) for the subject development on any portion of the project site shall each ensure coverage of the relevant portion(s) of the project site under the SJMSCP and pay the applicable fee purchase adequate mitigation through the SJMSCP for 140.59 acres of potential foraging habitat (recommended) or alternatively provide applicant-responsible compensatory mitigation at a 1:1 ratio (such as procurement of credits through a mitigation bank or dedicated of a conservation easement).</p> <p>Nesting: The following measures shall be implemented for construction work during the nesting season (February 1 through August 31):</p> <ul style="list-style-type: none"> Implementation of the following avoidance and minimization measures would avoid or minimize potential effects to Swainson’s hawk as a result of project implementation and adjacent to the project site. These measures shall be implemented for construction work that occurs during the nesting season (February 1 through August 31): <ul style="list-style-type: none"> If construction or habitat removal is proposed during the breeding/nesting season (typically February 1 through August 31), a qualified Biologist shall conduct pre-construction surveys for Swainson’s hawk within the construction area, (special attention should be paid to trees with past recorded occurrences) including a 0.5- mile survey buffer, no more than 7 days prior to the start of ground-disturbing activities in the construction area. If no active nests are detected within the construction area site 	Verify payment of applicable mitigation fees; conduct site inspection; verify retention of qualified Biologist.	No more than 7 days prior to the start of ground-disturbing activities during the nesting season (February 1–August 31).	City of Tracy.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>or within the buffer survey area, then no additional measures are required.</p> <ul style="list-style-type: none"> - If active Swainson’s hawk nests are found within the construction area or the 0.5-mile survey buffer of the project site, a qualified Biologist shall determine what nest avoidance buffers may be necessary so that construction-related activities do not cause nest abandonment. The avoidance buffer shall be submitted to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for approval. The qualified Biologist shall monitor construction activities to ensure construction activities do not result in adverse effects to the nest, fledglings, or adults. The Biologist shall submit a memorandum documenting construction compliance to the appropriate agencies. 					
<p>MM BIO-1c: Burrowing Owl</p> <ul style="list-style-type: none"> • A qualified Biologist shall conduct a pre-construction survey no later than 30 days prior to commencement of any ground-disturbing construction activities on the construction area. The survey shall be conducted in accordance with the <i>Staff report on Burrowing Owl Mitigation</i>. All suitable habitats within the construction area site and adjacent buffer (within 500 feet) shall be surveyed. If no burrowing owl are detected during the surveys, then no additional measures are required. • If pre-construction surveys during the breeding season (February 1- August 31) detect active burrows within the construction area or near the adjacent buffer survey area site, a qualified Biologist shall establish and delineate an appropriate buffer zone around the nest until the breeding season is over as determined by the Biologist. Buffer areas shall be established using the guidelines within the <i>Staff report on Burrowing Owl Mitigation</i>. • If pre-construction surveys detect active burrows during the nonbreeding season (September 1- January 31) the San Joaquin 	<p>Conduct site inspection; if an active nest is found during the breeding season (February 1– August 31), submit passive relocation plan to SJMSCP.</p>	<p>No later than 30 days prior to the commencement of any ground-disturbing construction activities.</p>	<p>City of Tracy.</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) allows for eviction or passive relocation of owls. A passive relocation plan shall be prepared and submitted to SJMSCP for approval.					
<p>MM BIO-1d: San Joaquin Kit Fox Measures to protect San Joaquin kit fox shall consist of the following:</p> <ul style="list-style-type: none"> • A qualified Biologist shall conduct a pre-construction survey of the construction area and a 200-foot buffer, between 14 and 30 days prior to the commencement of ground disturbance. If the surveys do not identify any San Joaquin kit fox activity or locate any potential dens, then no further measures are necessary. • If the survey identifies potential dens (potential dens are defined as burrows at least 4 inches in diameter that open up within 2 feet), den entrances shall be dusted for 3 calendar days to register track of any San Joaquin kit fox present. If no San Joaquin kit fox activity is identified, potential dens may be destroyed. If San Joaquin kit fox activity is identified, then dens shall be monitored by a qualified Biologist to determine whether occupation is by an adult fox only or is a natal den (natal dens usually have multiple openings). • If the den is occupied by an adult only, the den may be destroyed when the adult fox has moved or is temporarily absent. If the den is a natal den, a buffer zone of 250 feet shall be maintained around the den until the Biologist determines that the den has been vacated. Where San Joaquin kit fox are identified, the provisions of the United States Fish and Wildlife Service (USFWS) published <i>Standardized Recommendations for Protection of the San Joaquin Kit Fox Prior to or During Ground Disturbance</i> shall apply (except that pre-construction survey protocols shall remain as established in this paragraph). These standards include provisions for educating construction workers regarding the San Joaquin kit fox and keeping heavy equipment operating at safe speeds. 	Conduct site inspection; if a den is occupied, educated construction workers regarding the San Joaquin kit fox.	Between 14 and 30 prior to the commencement of any ground-disturbing construction activities.	City of Tracy.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM BIO-1e: Migratory Birds</p> <ul style="list-style-type: none"> To prevent significant impacts to Migratory Bird Treaty Act (MBTA)-protected birds, nesting raptors, and their nests, removal of trees shall be limited to only those necessary to feasibly construct the proposed project as shown on the individual development plans approved by the City pursuant to the mapping and/or development review process. If any tree removal is necessary, then it should occur outside the nesting season between September 1 through January 31 to the extent feasible. If trees cannot feasibly be removed outside the nesting season, pre-construction surveys shall be conducted no more than 7 days prior to tree removal to verify the absence of active nests. If an active nest is located during pre-construction surveys, the United States Fish and Wildlife Service (USFWS) and/or the California Department of Fish and Wildlife (CDFW) (as appropriate) shall be notified regarding the status of the nest. Construction activities shall be restricted in the construction area as necessary to avoid disturbance of the nest until it is abandoned, or the agencies deem disturbance potential to be minimal. Restrictions shall consist of the include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 100 feet around an active raptor nest and an appropriate radius around an active migratory bird nest depending on the species) or alteration of the construction schedule. A qualified Biologist shall delineate the buffer using nest buffer signs, environmentally sensitive area fencing, pin flags, and/or flagging tape. The buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently. 	<p>If tree removal occurs during the nesting season (September 1 – January 31), conduct site survey; verify reporting to the USFWS and CDFW.</p>	<p>No more than 7 days prior to tree removal.</p>	<p>City of Tracy.</p>		
<p>MM BIO-1f: Roosting Bats</p> <ul style="list-style-type: none"> A qualified wildlife Biologist shall conduct surveys for special-status bats during the appropriate time of day to maximize 	<p>Submit evidence of site inspections with verified biological monitor; verify</p>	<p>Bat survey to be completed up to 14 days prior to the</p>	<p>City of Tracy.</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>detectability to determine whether bat species are roosting near the construction area no less than 7 days and no more than 14 days prior to beginning ground disturbance and/or construction. Survey methodology may include visual surveys of bats (e.g., observation of bats during foraging period), inspection for suitable habitat, bat sign (e.g., guano), or use of ultrasonic detectors (Anabat, etc.).</p> <ul style="list-style-type: none"> Visual surveys shall include trees within 0.25 mile of project construction activities. Not more than two weeks prior to building demolition, the Tracy Alliance parcel applicants for development on any project parcel, shall ensure that a qualified Biologist (i.e., one familiar with the identification of bats and signs of bats) survey buildings proposed for demolition for the presence of roosting bats or evidence of bats. If no roosting bats or evidence of bats are found in the structure, demolition may proceed. If the Biologist determines or presumes bats are present (if there are site access issues or structural safety concerns), the Biologist shall exclude the bats from suitable spaces by installing one-way exclusion devices. After the bats vacate the space, the Biologist shall close off the space to prevent recolonization. Building demolition of the subject structure shall only commence after the Biologist verifies seven to 10 days later that the exclusion methods have successfully prevented bats from returning. To avoid significant impacts on non-volant (i.e., nonflying) bats, the Biologist shall only conduct bat exclusion and eviction from May 1 through October 1. Exclusion efforts shall also be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). 	<p>installation of exclusion devices (if construction occurs between May 1 and October 1).</p>	<p>beginning of the construction period; visual surveys of trees and structures no more than 2 weeks prior to demolition or tree removal.</p>			
<p>MM BIO-3: Conduct Delineation of Potentially Jurisdictional Aquatic Resources (Channels and Wetlands) The applicant(s) for development on any project parcel shall complete a formal jurisdictional delineation to document and quantify the full extent of potentially jurisdictional waters for the</p>	<p>Review and approval of jurisdictional delineation and any CWA Sections 401 and 404 Permits, and/or Notification of Streambed</p>	<p>Prior to the fill of any potentially jurisdictional waters or any construction activities within</p>	<p>USACE, RWQCB, CDFW</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>relevant project parcel(s) in coordination with the applicable regulatory agencies. The applicant(s) for development on any project parcel shall also coordinate, to the extent required under applicable laws and regulations, with the applicable regulatory agencies (United States Army Corps of Engineers [USACE], Regional Water Quality Control Board [RWQCB], and/or California Department of Fish and Wildlife [CDFW]) to determine whether the irrigation/drainage channels and/or cattail marsh on the project site is protected under Section 404 and 401 of the Clean Water Act (CWA) and/or Section 1602 of the California Fish and Game Code.</p> <p>Obtain CWA Sections 401 and 404 Permits Prior to Construction</p> <ul style="list-style-type: none"> • Prior to the fill of any potentially jurisdictional waters within the project site, the relevant project applicant(s) for the subject project parcel(s) shall consult with the USACE and Regional Water Quality Control Board, to the extent required under applicable laws and regulations, to determine the extent, if at all, that waters of the United States and State may be impacted by the proposed project. • If required, the relevant applicant(s) for development of the subject project parcel(s) shall obtain a Section 404 CWA permit for impacts to waters of the United States. That same applicant, for development of the subject project parcel(s), will also obtain a Section 401 Water Quality Certification from the RWQCB, if required. Any such required permit and certification shall be obtained prior to issuance of grading permits for the implementation of the individual development proposal on the subject project parcel(s). • The applicant(s) for development on any project parcel shall design the project to result in no net loss of functions and values of waters of the United States and State by incorporating impact avoidance, impact minimization, and/or compensatory mitigation for the impact, as set forth in the subject Section 404 permit and 401 water quality certification. 	<p>Alteration prior to Construction of the subject individual development proposal.</p>	<p>irrigation/drainage channels that qualify as streams under CDFW jurisdiction.</p>			

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> Compensatory mitigation may consist of (1) obtaining credits from a mitigation bank; (2) making a payment to an in-lieu fee program that would conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation activities; and/or (3) providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity. This final type of compensatory mitigation may be provided at or adjacent to the impact site (i.e., on-site mitigation) or at another location, usually within the same watershed as the permitted impact (i.e., off-site mitigation). This project/permit applicant shall retain responsibility for the implementation and success of the mitigation approach. <p>Obtain Approval of and File Notification of Streambed Alteration Agreement Prior to Construction</p> <p>The applicant(s) for development on any project parcel shall ensure that the cattail marsh is not obstructed and human intrusion into the area is minimized. In compliance with Section 1600 of the California Fish and Game Code, the relevant applicant(s) of an individual development proposal within the project site shall obtain approval and file a notification of a Streambed Alteration Agreement prior to conducting any construction activities within irrigation/drainage channels that qualify as streams under CDFW jurisdiction (i.e., those having bed and bank and at least periodical flow) if and to the extent required under applicable laws and regulations. Those same applicant(s) shall implement all mitigation measures imposed by the CDFW related to the subject Streambed Alteration Agreement, which may include but not be limited to the implementation of erosion and bank stabilization measures, riparian habitat enhancement, and/or restoration and revegetation of the stream corridor habitat at no less than a 1:1 ratio, as determined by the CDFW.</p>					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
3.5 Cultural Resources					
<p>MM CUL-1: Archaeological Spot-Monitoring and Halt of Construction Upon Encountering Historical or Archaeological Materials</p> <p>An Archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology shall inspect the site once grubbing and clearing are complete for the purpose of determining whether there are any previously undiscovered resources on-site, and prior to any grading or trenching into previously undisturbed soils. This shall be followed by regular periodic or “spot-check” archaeological monitoring as determined by the Archaeologist. If the Archaeologist believes that a reduction in monitoring activities is prudent, then a letter report detailing the rationale for making such a reduction and summarizing the monitoring results shall be provided to the City of Tracy for concurrence. In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers shall avoid altering the materials until an Archaeologist has evaluated the situation. The applicants for the development of the Tracy Alliance, Suvik Farms, and Zuriakat parcels shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. The Archaeologist shall evaluate any finding(s) and determine whether they are significant, and if so, shall make recommendations concerning appropriate measures that will be implemented to protect the significant resource, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Any previously undiscovered significant resources found during construction within the project site shall be recorded on</p>	<p>Review documentation demonstrating retention of a qualified archaeological monitor or professional Archaeologist; conduct site inspections.</p>	<p>Prior to any grading or trenching into previously undisturbed soils and throughout the construction process.</p>	<p>City of Tracy.</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
appropriate Department of Parks and Recreation (DPR) 523 forms and shall be submitted to the City of Tracy, the Northwest Information Center (NWIC), and the California Office of Historic Preservation (OHP), as required.					
<p>MM CUL-3: Stop Construction Upon Encountering Human Remains</p> <p>In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and Section 5097.98 shall be followed. If during the course of project construction, there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> 1. There shall be no further excavation or disturbance within 100 feet of the remains until the county coroner is contacted to determine whether the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resource Code Section 5097.98. 2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the project site in a location not subject to further subsurface disturbance: 	Review project plans to verify mitigation measure is incorporated into plans.	During construction and any ground-disturbing activities.	City of Tracy.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> The NAHC is unable to identify an MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission. The descendant identified fails to make a recommendation. The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner. <p>Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American remains:</p> <ul style="list-style-type: none"> When an initial study identifies the existence of, or the probable likelihood of, Native American remains within a project, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in Public Resources Code Section 5097.98. The applicants for the development of the Tracy Alliance, Suvik Farms, and Zuriakat parcels may each develop a plan with respect to their individual development proposals for treating or disposing of, with appropriate dignity, the human remains, and any items associated with Native American burials with the appropriate Native Americans as identified by the NAHC. 					
3.7 Geology and Soils					
<p>MM GEO-1: Prepare Grading and Construction Plans that Incorporate Geotechnical Engineering Report Recommendations</p> <p>Prior to issuance of the grading permits for the proposed project, development of the final grading, foundation, and construction plans shall incorporate the site-specific earthwork, foundation, floor slab, lateral earth pressure, and pavement design recommendations, as detailed in the Geotechnical Engineering Report prepared by Terracon dated January 30, 2019. The applicant(s) for development of individual development proposal(s) within the project site shall each coordinate with a City-approved Geotechnical Engineer and Engineering Geologist to</p>	Review project plans to verify mitigation measure is incorporated into plans.	Prior to issuance of grading permits for the proposed project.	City of Tracy.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>tailor the grading and foundation plans for the relevant development proposal, as needed, to reduce risk related to known soil and geologic hazards. The final grading and construction plans for the relevant development proposal shall be reviewed by the City-approved Geotechnical Engineer to confirm compliance with this MM GEO-1.</p> <p>Grading operations shall meet the applicable requirements of the recommendations included in the Geotechnical Engineering Report prepared by Terracon on January 30, 2019. During construction, the City-approved Geotechnical Engineer shall monitor construction of the relevant development proposal to ensure the earthwork operations are properly performed in accordance with the foregoing recommendations.</p>					
<p>MM GEO-6: Inadvertent Discovery of Paleontological Resources During Project Construction</p> <p>In the event a fossil is discovered during construction for the proposed project, excavations within 50 feet of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist in accordance with Society of Vertebrate Paleontology standards. The applicants for development of individual proposals within the project site shall each include a standard inadvertent discovery clause in every proposed project-related construction contract to inform their respective contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and implement a data recovery plan that is consistent with the applicable Society of Vertebrate Paleontology standards. Any recovered fossil should be deposited in an appropriate repository, such as the UCMP, where it will be properly curated and made accessible for future studies.</p>	Review project plans to verify mitigation measure is incorporated into plans.	During construction activities.	City of Tracy.		
<p>3.9 Hazards and Hazardous Materials</p>					
<p>MM HAZ-1a: Conduct Soil Sampling (Tracy Alliance, Zuriakat, and Suvik Farms parcels)</p>	Review documents that demonstrate soil testing	Prior to the issuance of grading permits	City of Tracy.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Prior to the issuance of grading permits, the relevant applicant for an individual development proposal within the project site shall provide evidence of soil testing within the project boundary to confirm presence or absence of hazardous compounds such as lead and arsenic. The testing shall be conducted pursuant to a San Joaquin Environmental Health Department-approved sampling plan. If hazardous levels of hazardous compounds are found, excavated soils shall be sent off-site for disposal and any affected soils encountered should be properly characterized, treated and/or disposed of in accordance with applicable local, State, and federal laws and regulations. The relevant applicant shall complete any residual soil remediation in connection with the relevant individual development proposal to the satisfaction of San Joaquin Environmental Health Department, as evidenced by the submittal of a no further action letter. In addition, if hazardous contaminants related to the former agricultural use of the site (such as lead or arsenic) are found, a construction worker health and safety plan shall be prepared and shall be implemented during construction of the relevant individual development proposal.</p>	<p>was completed within the project boundary and any subsequent remediation that was needed.</p>	<p>for each individual development proposal within the project site.</p>			
<p>MM HAZ-1b: Proper Disposal and Decommission of Underground Storage Tanks, Aboveground Storage Tanks, and Unlabeled Drums (Tracy Alliance parcels only) If any of the reported underground storage tanks (USTs) or aboveground storage tanks (ASTs) are discovered during excavation activities, the applicant for the development of the Tracy Alliance parcels shall dispose of and decommission the USTs and ASTs in accordance with applicable laws and regulations of the Local Oversight Program (LOP) and the American Petroleum Institute Standards, respectively. The unlabeled drums and containers observed during the site reconnaissance for the Phase I Environmental Site Assessment (Phase I ESA) for the Tracy Alliance parcels shall be characterized and disposed of in accordance with applicable local, State, and federal laws and regulations.</p>	<p>Review documentations that demonstrate proper disposal of all USTs and ASTs.</p>	<p>During excavation of the development of the Tracy Alliance parcels.</p>	<p>City of Tracy; LOP.</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM HAZ-1c: Conduct Asbestos and Lead Surveys Prior to Demolition (Tracy Alliance parcels only) Prior to the issuance of demolition permits for the existing buildings, the applicant for the development of the Tracy Alliance parcels shall retain a licensed professional to conduct asbestos and lead paint surveys. These surveys shall be conducted prior to the disturbance or removal of any suspect asbestos-containing materials (ACM) and lead-based paint (LBP), and these materials shall be characterized for asbestos and lead by a reliable method. All activities involving ACM and LBP shall be conducted in accordance with applicable laws and regulations, and all removal shall be conducted by properly licensed abatement contractors.</p>	Review documentation demonstrating a licensed professional was retained and asbestos and lead paint surveys were conducted; Review project plans to verify applicable laws and regulations related to activities involving ACM and LBP are detailed in the project plans.	Prior to the issuance of demolition permits for the existing buildings on the Tracy Alliance parcels.	City of Tracy.		
<p>MM HAZ-1d: Dust Mitigation and Soil Evaluation (Tracy Alliance, Zuriakat, and Suvik Farms parcels) During any grading or excavation activities in connection with an individual development proposal within the project site, relevant development personnel shall be made aware to look for unusual conditions suggesting buried debris or other potential adverse environmental conditions. If any abnormal soils are discovered during development activities, such as stained soils, hydrocarbon odors, or any other unusual odors, all construction activities near the discovery shall be stopped immediately and the applicant for the relevant individual development proposal shall contact a qualified hazardous material consulting firm for further assessment and implementation of any appropriate actions as may be required under applicable laws and regulations before construction of the relevant individual proposal can begin again.</p>	Review project plans to ensure mitigation measure and instructions were detailed in project plans.	During any grading or excavation activities.	City of Tracy.		
<p>MM HAZ-1e: Consultation with Chevron and DigAlert (Tracy Alliance and Suvik Farms parcel only) Prior to any ground disturbance and construction along the northern side of West Grant Line Road, adjacent to the southern boundary of the Tracy Alliance and Suvik Farms parcels, the relevant applicant(s) for the development of the Tracy Alliance</p>	Verify consultation with Chevron and DigAlert 811.	Prior to any ground disturbance and construction in connection with the Tracy Alliance and/or Suvik Farms parcels.	City of Tracy.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
and/or Suvik Farms parcels shall consult with Chevron (www.chevron-pipeline.com; 800.762.3404) and DigAlert 811 to determine the location of the existing underground petroleum pipeline to facilitate avoidance during ground disturbance and construction activities.					
3.10 Hydrology and Water Quality					
<p>MM HYD-1a: Prepare Stormwater Pollution Prevention Plan Prior to the issuance of a grading permit, the relevant applicant for each individual development proposal within the project site shall submit a draft of the Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) in connection with its individual development proposal pursuant to the then-applicable Multi-Agency Post-Construction Stormwater Standards Manual at the time the relevant grading permit is submitted. After City approval of the relevant grading permit, the relevant NOI and SWPPP shall be sent to the California State Water Resources Control Board (State Water Board) for approval. Approval by the State Water Board is a prerequisite for issuance of the relevant grading permit by the City. The SWPPP shall address stormwater management during each phase of construction of the relevant individual development proposal. Best Management Practices (BMPs) shall be integrated into the relevant SWPPP as identified by the City of Tracy, which will result in the reduction or elimination of pollutants in stormwater discharges and the stabilization of BMPs to reduce or eliminate pollutants after construction of the relevant individual development proposal is completed. The relevant SWPPP shall be consistent with the applicable Regional Water Quality Control Board (RWQCB) standards and National Pollutant Discharge Elimination System (NPDES) permit requirements to protect water quality over the period of construction of the relevant individual development proposal.</p>	Verify submission of SWPPP; Approval of NOI and SWPPP by the State Water Board.	Prior to the issuance of a grading permit for each individual development proposal within the project site; throughout construction activities.	City of Tracy; State Water Board.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM HYD-1b: Prepare Stormwater Management Plan Prior to the issuance of a grading permit, the relevant applicant for each individual development proposal within the project site shall prepare a Stormwater Management Plan in connection with its individual development proposal for review and approval by the City of Tracy. The relevant Storm Water Management Plan (SWMP) shall include two fundamental components: (1) treatment for pollutants collected in stormwater using Low Impact Development (LID) measures, and (2) no net increase in the erosion potential of the receiving stream over the pre-project (existing) condition. All LID treatment measures would be required to be designed in accordance with applicable engineering criteria in the then-applicable Multi-Agency Post-Construction Stormwater Standards Manual. Implementation of the relevant SWMP would require the preparation of a clearly defined Operations and Maintenance (O&M) Plan by the relevant applicant in connection with its development proposal to ensure that installed stormwater treatment measure(s) and hydromodification management control(s) are inspected and properly operated and maintained for the life of the relevant individual development proposal.</p>	Review and approval of SWMP.	Prior to issuance of a grading permit for each individual development proposal within the project site.	City of Tracy.		
<p>MM HYD-3: Prepare Final Drainage Plan Prior to Grading Each applicant for an individual development proposal within the project site shall, in connection with the relevant individual development proposal:</p> <ul style="list-style-type: none"> Comply with all applicable rules, regulations, and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board (State Water Board), or any of its Regional Water Quality Control Boards (RWQCBs). Submit a Final Stormwater Control Plan and a Stormwater Control Operation and Maintenance Plan (O&M Plan) to the City of Tracy Public Works and Community Development 	Review site plans; verify submission of O&M Plan and Final Drainage Plan.	Prior to issuance of grading permits for each individual development proposal within the project site.	City of Tracy, State Water Board, RWQCBs.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Department, which shall be reviewed for compliance with the County’s National Pollutant Discharge Elimination System (NPDES) Permit and shall be determined consistent with the City’s Stormwater Management and Discharge Control Ordinance (Chapter 11.34 of the Municipal Code, Ordinance 1072) prior to issuance of a grading permit for the relevant individual development proposal. Improvement Plans shall be reviewed to verify consistency with the relevant Final Stormwater Control Plan and compliance with Provision C.3 of the City’s NPDES Permit and the City’s Stormwater Management and Discharge Control Ordinance (Chapter 11.34 of the Municipal Code, Ordinance 1072).</p> <ul style="list-style-type: none"> • Prior to issuance of grading permits for each relevant individual development proposal, the relevant applicant shall submit a Final Drainage Plan in connection with the relevant individual development proposal that incorporates the measures included in the Flood Protection Technical Memorandum. The City of Tracy Public Works and Community Development Department shall review the relevant Final Drainage Plan to ensure it is in compliance with all applicable requirements and standards, including the recommendations provided in the Flood Protection Technical Memorandum and in the Citywide Storm Drainage Master Plan in effect at the time building permits are issued, to reduce risk related to flooding within a designated floodplain. The relevant Final Drainage Plan shall be reviewed by City of Tracy Public Works and Community Development Department staff to ensure that all building minimum floor elevations for the relevant development proposal are at 26 feet or 1 foot above the maximum flood elevation and shall accommodate the 200-year storm event as detailed in the Flood Protection Technical Memorandum. In addition, the on-site stormwater detention basin shall be designed in accordance with the recommendations provided in the Flood Protection Technical Memorandum and in accordance with the 					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Citywide Storm Drainage Master Plan in effect at the time building permits are issued. Additionally, the relevant Final Drainage Plan shall determine if discharge of pre-project runoff rates and/or volumes into the Tom Paine Slough drainage area can continue after project construction pursuant to applicable standards and requirements. Should the relevant Final Drainage Plan determine it is feasible to discharge some runoff (possibly up to the pre-project runoff volume) into the existing downstream system, this design shall be submitted to the City of Tracy as part of the relevant Final Drainage Plan for review and approval.</p>					
<p>3.12 Noise: Identified Improvement Measures</p>					
<p>IMM NOI-2: To reduce potential construction noise impacts, the following multi-part Improvement Mitigation Measure (IMM) shall be implemented for the project:</p> <ul style="list-style-type: none"> • Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. • Locate stationary operational noise-generating equipment as far as feasible from sensitive receptors when sensitive receptors adjoin or are near a construction area. In addition, the project contractor shall place such stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site to the extent feasible. • Utilize “quiet” air compressors and other stationary operational noise sources where such technology exists and is commercially practicable. • The construction contractor shall prohibit unnecessary idling (i.e., idling in excess of 5 minutes) of internal combustion engines. • The construction contractor shall, to the maximum extent practicable, locate on-site equipment staging areas so as to maximize the distance between construction-related noise 	<p>Review construction plans; verify all equipment is equipped with mufflers; verify staging areas.</p>	<p>During all phases of construction.</p>	<p>City of Tracy.</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>sources and noise-sensitive receptors nearest the project site during all project construction.</p> <ul style="list-style-type: none"> The construction contractor shall ensure that all construction activities that would occur within 550 feet of a residential land use property line shall be limited to daylight hours or to the hours of 7:00 a.m. and 7:00 p.m. 					
3.14 Transportation					
<p>MM TRANS-1(a): Transportation Demand Management Measures</p> <p>Prior to issuance of the first building permit for the relevant individual development proposal, the relevant applicant for the individual development proposal at issue shall submit to the City of Tracy Planning Department a Transportation Demand Management (TDM) program that incorporates all of the following six measures (as explained further in Table 3.14-6 of the Draft EIR):</p> <ol style="list-style-type: none"> Utilize communication and information strategies—4 percent reduction; Offer telecommuting for administrative staff (5 percent of staff population)—1 percent reduction; Designate parking spaces for carpool vehicles—1 percent reduction; Provide a transit stop along the project frontage on Grant Line Road, if agreed to by the City—2 percent reduction; Provide bike lanes and sidewalks along the project frontage—1 percent reduction; and Provide on-site bike racks and showers—1 percent reduction. <p>Provided, however, that if the relevant applicant determines that one of more of the foregoing six TDM measures is not feasible in connection with the individual development proposal at issue, then the relevant applicant may obtain approval from the City of</p>	Review and approval of TDM.	Prior to issuance of the first building permit for the relevant individual development proposal.	City of Tracy.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Tracy Planning Department of acceptable substitute TDM measure(s) pursuant to Table 3.14-6 of the Draft EIR.</p> <p>The relevant applicant’s TDM program, as described above, shall reflect a 10 percent reduction in VMT for the relevant individual development proposal.</p>					
<p>MM TRANS-1(b): Payment of Applicable Banking Fee In addition to the Transportation Demand Management (TDM) program required in MM TRANS-1(a), each applicant for an individual development proposal shall pay its fair share of the applicable fee as set forth in the adopted Vehicle Miles Traveled (VMT) Mitigation Banking Fee in place and effective at the time the relevant applicant seeks to obtain building permits for its individual development proposal. Provided, however, that if the City Council has not adopted the Mitigation Banking Fee Program such that it is effective and in place at the time an applicant for an individual development proposal seeks to obtain a building permit, then the relevant applicant shall implement additional VMT reduction measures in order to meet the minimum VMT reduction requirement of 15 percent.</p>	<p>Verify payment of the applicable VMT Mitigation Banking Fee or that the project TDM meet the minimum VMT reduction requirement of 15 percent for purposes of the subject individual development proposal.</p>	<p>Prior to issuance of the first building permit for the relevant individual development proposal.</p>	<p>City of Tracy.</p>		
<p>MM TRANS-2: Prepare and Implement Construction Traffic Control Plan Prior to the start of construction for an individual development proposal, the relevant applicant shall prepare and submit a Construction Traffic Control Plan for the individual development proposal at issue. Each plan shall include the following items. Each approved plan shall be implemented during construction of the individual development proposal at issue.</p> <ul style="list-style-type: none"> ● Project staging plan to maximize on-site storage of materials and equipment. ● Permitted construction hours. ● Location of construction staging. ● Provisions for street sweeping to remove construction-related debris on public streets. 	<p>Review and approval of traffic control plan.</p>	<p>Prior to the start of construction for an individual development proposal.</p>	<p>City of Tracy.</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> • A set of comprehensive traffic control measures including preparation of traffic control plans, as needed; scheduling of major truck trips and deliveries to avoid peak-hours; lane closure proceedings; signs, cones, and other warning devices for drivers; and designation of construction haul routes. • Survey of the pavement condition on roadways within the relevant individual development to be used as part of the haul route prior to the commencement of any work on-site. The survey shall include a video tape of the roadways. Each relevant applicant shall complete any remedial work prior to initiation of use and provide a bond assuring completion of the remediation work triggered by the individual development proposal, the amount which shall be deemed sufficient by the Public Works Department. • The relevant applicant shall provide a pavement analysis for those roads along the proposed haul routes or any alternate route(s) that are proposed to be utilized by hauling operation for the individual development proposal at issue. This study shall analyze the existing pavement conditions and determine what impact the hauling operation will have over the construction period of the relevant individual development. The study shall provide recommendations to mitigate identified impacts, which shall be implemented by the relevant applicant for the individual development proposal at issue. 					
Transportation: Identified Improvement Measures					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>IM-1: I-205 EB Ramps and North MacArthur Drive (Intersection 11) Improvements</p> <p>Prior to issuance of the building permits for each individual development proposal, the City of Tracy Planning Department shall verify that the relevant applicant has paid the applicable TIF fee for the relevant individual development proposal. In so doing, this payment will constitute a pro rata fair share contribution toward the City's ability to implement its TMP, which includes the following improvements:</p> <ul style="list-style-type: none"> • Lane additions at both ramp terminals and the addition of a second I-205 Westbound on-ramp. The two ramp terminals cannot be improved independently. The westbound ramp terminal would improve with the addition of these lanes. 	Verify payment of the applicable TIF fee for the subject individual development proposal.	Prior to issuance of the first building permit for each individual development proposal.	City of Tracy.		
<p>IM-2: Grant Line Road and North MacArthur Drive (Intersection 13) Improvements</p> <ul style="list-style-type: none"> • Prior to issuance of the building permits for each individual development proposal, the City of Tracy Planning Department shall verify that the relevant applicant has paid its pro rata fair share of the proposed project's fair share of 5.93 percent of the following improvement: the construction of a westbound right turn lane for Intersection 13 (which will include a right-turn overlap signal phase). 	Verify payment of pro rata fair share for the subject individual development proposal for westbound right turn lane for Intersection 13.	Prior to issuance of building permits for each individual development proposal.	City of Tracy.		
<p>IM-3: Optimize Signal Cycle Length at Grant Line Road and Chrisman Road (Intersection 9) and Grant Line Road and North MacArthur Drive (Intersection 13)</p> <p>Prior to issuance of the building permits for the first individual development proposal, the City of Tracy Planning Department shall verify that the signal cycle length has been optimized at the intersections of:</p> <ul style="list-style-type: none"> • Grant Line and Chrisman Road • Grant Line Road and North MacArthur Drive 	Verify optimization of signal lengths at Grant Line and Chrisman Road, and Grant Line Road, and Grant Line Road and North MacArthur Drive.	Prior to issuance of building permits for each individual development proposal.	City of Tracy.		
<p>IM-4: Chrisman Road and 11th Street (Intersection 15) Improvements</p>	Verify payment of pro rata fair share for subject	Prior to issuance of building permits for	City of Tracy.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> Prior to issuance of the building permits for each individual development proposal, the City of Tracy Planning Department shall verify that the relevant applicant has paid its pro rata fair share of the proposed project's fair share of 5.35 percent for the following improvement: an additional second westbound left-turn lane for Intersection 15 (which will involve the signal at this Intersection being modified to allow lagging phase for the eastbound left turn and northbound left turn). 	individual development proposal for westbound right turn lane for Intersection 15.	each individual development proposal.			
3.16 Utilities and Service Systems					
<p>MM UTIL-1a: Adherence to Applicable Performance Standards and Payment of Infrastructure Fees</p> <p>Prior to the issuance of building permits for an individual development proposal, the relevant applicant shall demonstrate compliance of the individual development proposal at issue with applicable performance standards pursuant to the then-current Urban Water Management Plan, Citywide Water System Master Plan, Wastewater Master Plan, and Citywide Storm Drainage Master Plan. In addition, each applicant for an individual development proposal shall pay its respective proportionate share of required funding, subject to applicable laws governing nexus requirements, to the City for completion of relevant planned City Capital Improvement Plan (CIP) improvements.</p>	Review project design plans to demonstrate compliance of the individual development proposal at issue with applicable performance standards pursuant to City utility master plans; verify payment of applicable funding for CIP improvements.	Prior to issuance of building permits for an individual development proposal.	City of Tracy.		
<p>MM UTIL-1b: Submittal of Final Engineering Plans for Tracy Alliance Parcels</p> <p>Prior to the issuance of the building permit for the first building on the Tracy Alliance parcels, the applicants for the development of the Tracy Alliance parcels shall submit engineering plans to the City of Tracy for review and approval to confirm compliance with this MM UTIL-1b. These plans shall include additional 12-inch diameter pipelines on-site as shown on Exhibit 3.16-5 of this Draft EIR and the fire service laterals shall be upsized to 14-inch diameter.</p>	Review engineering plans.	Prior to issuance of building permits for the first building on the Tracy Alliance parcels.	City of Tracy.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM UTIL-1c: Submittal of Final Engineering Plans for Suvik Farms and Zuriakat Parcels Prior to the issuance of the building permit for the first building on the subject parcel, each relevant applicant for the individual development proposal of the Suvik Farms or Zuriakat Parcels, respectively, shall each submit final engineering plans to the City of Tracy for review and approval to confirm compliance with the relevant performance standards including, but not limited to, those pursuant to the current Urban Water Management Plan, Citywide Water System Master Plan, Wastewater Master Plan, and Citywide Storm Drainage Master Plan in effect at the time building permits are requested.</p>	Review engineering plans.	Prior to issuance of building permits for the first building on the subject Suvik and/or Zuriakat parcel(s).	City of Tracy.		
<p>MM UTIL-3: Payment of Wastewater Infrastructure Fees/Construction of Wastewater Facilities Prior to the issuance of the first building permit for the subject individual development proposal, the relevant applicant shall participate in the implementation of the Wastewater Master Plan (WWMP) in effect at the time the relevant building permit is requested through the payment of the applicable impact fees as included in the City’s Capital Improvement Plan (CIP).</p>	Verify implementation of WWMP through payment of applicable fees for subject individual development proposal.	Prior to issuance of building permits for the subject individual development parcel.	City of Tracy.		

THIS PAGE INTENTIONALLY LEFT BLANK