

MITIGATED NEGATIVE DECLARATION

**CITY OF TRACY
CITYWIDE STORM DRAINAGE
MASTER PLAN**

LEAD AGENCY:

CITY OF TRACY

Department of Development and Engineering Services
Planning Division
333 Civic Center Drive
Tracy, CA 95376

November 2012





PROJECT TITLE

City of Tracy Citywide Storm Drainage Master Plan

LEAD AGENCY NAME AND ADDRESS

City of Tracy
Department of Development and Engineering Services
333 Civic Center Drive
Tracy, CA 95376

CONTACT PERSON AND PHONE NUMBER

William Dean, Assistant Director, Development and Engineering Services Department
(209) 831-6000

PROJECT LOCATION

The proposed Citywide Storm Drainage Master Plan includes improvements located throughout the City boundaries as well as the City's Sphere of Influence (SOI) boundaries.

ASSESSOR'S PARCEL NUMBERS

Not applicable

PROJECT DESCRIPTION

The proposed Citywide Storm Drainage Master Plan (SDMP) is intended to be utilized as a guideline document for the identification of storm drainage facilities needed to serve future land development projects under the buildout condition for the City of Tracy's Sphere of Influence (SOI) and storm drainage facility upgrades needed to correct existing deficiencies, as well as serving as a reference document for existing storm drainage facilities and their functional characteristics. The SDMP is on file with the City of Tracy and can be reviewed both online and/or by request to the City of Tracy Development and Engineering Services Department, which is located at 333 Civic Center Drive, Tracy, CA 95376.

INITIAL STUDY

An Initial Study of this project was undertaken and prepared for the purpose of ascertaining whether this project might have a significant effect on the environment. A copy of this study is attached.



FINDINGS AND REASONS

The Initial Study identified potentially significant effects on the environment. However, this Project has been mitigated (see Mitigation Measures below which avoid or mitigate the effects) to a point where no significant effects would occur. On the basis of the whole record, there is no substantial evidence the project would have a significant effect on the environment. The following reasons support these findings:

- The proposed SDMP identifies storm drainage infrastructure required to accommodate buildout of the City of Tracy General Plan and is a necessary component for implementing the Tracy General Plan.
- Identified adverse impacts are proposed to be mitigated on-site and a mitigation monitoring and reporting program have been prepared.
- The proposed Project is consistent with the adopted goals and policies of the Tracy General Plan.
- City staff independently reviewed the Initial Study, and this Negative Declaration reflects the independent judgment of the City of Tracy.
- With the application of the following Mitigation Measures the proposed Project would not have any significant impacts on the environment.
- The Tracy Planning Division is the custodian of the documents and other material that constitute the record of proceedings upon which this decision is based.

Agriculture Resources

Mitigation Measure 1: Prior to issuance of grading permits for any new water supply or wastewater infrastructure projects proposed on agricultural land, the City shall pay the appropriate Agricultural Mitigation Fee, in accordance with Chapter 13.28 of the Tracy Municipal Code.

Air Quality

Mitigation Measure 2: Prior to the issuance of grading permits future Applicants for individual projects shall submit a construction emission plan to the City of Tracy that demonstrates how construction activities would comply with the following emissions control measures:

- Properly and routinely maintain all construction equipment, as recommended by manufacturer's manuals, to control exhaust emissions.
- Shut down equipment when not in use for extended periods of time, to reduce exhaust emissions associated with idling engines.
- Encourage ride-sharing and use of transit transportation for construction employees commuting to the individual sites.



- Use electric equipment for construction whenever possible in lieu of fossil fuel-fired equipment.
- Curtail construction during periods of high ambient pollutant concentrations.
- Construction equipment shall operate no longer than eight cumulative hours per day.
- All construction vehicles shall be equipped with proper emission control equipment and kept in good and proper running order to reduce NOx emissions.
- On-Road and Off-Road diesel equipment shall use aqueous diesel fuel if permitted under manufacturer's guidelines.
- On-Road and Off-Road diesel equipment shall use diesel particulate filters if permitted under manufacturer's guidelines.
- On-Road and Off-Road diesel equipment shall use cooled exhaust gas recirculation (EGR) if permitted under manufacturer's guidelines.
- Use of Caterpillar pre-chamber diesel engines or equivalent shall be utilized if economic and available to reduce NOx emissions.
- All construction activities within the individual sites shall be discontinued during the first stage smog alerts.
- Construction and grading activities shall not be allowed during first stage ozone alerts. First stage ozone alerts are declared when the ozone level exceeds 0.20 ppm (1-hour average).

Mitigation Measure 3: Prior to issuance of building permits, Project Applicants shall demonstrate compliance with SJVAPCD Rule 9510. Compliance will include payment of fees to reduce indirect pollutant sources.

Biological Resources

Mitigation Measure 4: Pre construction surveys shall be conducted by the Joint Powers Authority (JPA) prior to any project related activities that may impact special status species identified in Table 3 of the SJMSCP. If construction activities would result in impacts to any of these species, the mitigation measures specified for that particular species within the following tables shall be implemented:



Table 1
Incidental Take Minimization Measures – FESA and CESA Species

Species	Status	Incidental Take Minimization Measures
Large-flowered fiddleneck (Amsinckia grandiflora)	FE, SE, CNPS 1B.1	Preconstruction surveys will need to be performed as detailed in Section 5.2.2.1(A, B, and D) and 5.2.2.2 through 5.2.2.5 of the SJMSCP. If large-flowered fiddleneck is found, the SJMSCP requires complete avoidance of plant populations on site in accordance with the identified measures in Section 5.5.2.1 and 5.5.9(F).
Conservancy fairy shrimp (Branchinecta conservatio)	FE	Delay construction until pools are dry, collect & store soil samples, & conduct preconstruction surveys, as described in Section 5.2.4.4 of the SJMSCP.
Longhorn fairy shrimp (Branchinecta longiantenna)	FE	Delay construction until pools are dry, collect & store soil samples, & conduct preconstruction surveys, as described in Section 5.2.4.4 of the SJMSCP.
Vernal pool fairy shrimp (Branchinecta lynchi)	FT	Delay construction until pools are dry, collect & store soil samples, as described in Section 5.2.4.4 of the SJMSCP.
Valley elderberry longhorn beetle (Desmocerus californicus dimorphus)	FT	Survey site for presence of elderberry shrubs; if elderberry shrubs present, implement measures in Section 5.2.4.25 of the SJMSCP.
California tiger salamander (Ambystoma californiense)	FT, ST	Project implementation could be delayed due to species lengthy presence/absence surveys at sites indicated. See sections 5.2.4.5 and 5.2.4.6 of the SJMSCP.
California red-legged frog (Rana draytonii)	FT, CSSC	Establish a 300-ft setback around occupied habitat, as described in Section 5.2.4.7 of the SJMSCP.
Swainson's hawk (Buteo swainsoni)	ST	Retention of nest trees or removal of such trees between September 1 and February 15, as detailed in Section 5.2.4.11 of the SJMSCP.
Giant garter snake (Thamnophis gigas)	FT, ST	Full avoidance of giant garter snake known occupied habitat is required. Implement the 9 avoidance & minimization measures detailed in Section 5.2.4.25 of the SJMSCP.
San Joaquin kit fox (Vulpes macrotis mutica)	FE, ST	Preconstruction surveys prior to commencement of ground disturbance for projects located in the Southwest Zone or Southwest/Central transition Zone, as detailed in Section 5.2.4.1 of the SJMSCP.



Table 2
SJMSCP Compensation Ratios

Habitat type converted from open space use	Required Compensation Ratio	Description
Agricultural Habitat Lands	1:1	One acre of Preserve acquired, enhanced and managed in perpetuity for each acre of habitat Converted from Open Space use.
Natural Lands - Non-Wetlands (e.g., oak woodlands)	3:1	Three acres of Preserve acquired, enhanced and managed in perpetuity for each acre of habitat Converted from Open Space use.
Natural Lands - Vernal Pools within Vernal Pool Zone	2:1 Preservation plus 1:1 Creation (3:1 total)	Create one acre of habitat and preserve two acres of existing habitat for each acre Converted from Open Space use resulting in three total acres of Preserve. Preserves include both wetted surface area and upland grasslands surrounding vernal pools and protecting their watersheds. Creation component shall emphasize restoration of pre-existing vernal pools, wherever feasible.
Natural Lands - Wetlands Other than Vernal Pools	At least 1:1 Creation Plus 2:1 Preservation (3:1 total)	SJMSCP may: (1) create one acre habitat, preserve two existing acres of habitat; (2) create two acres habitat, preserve one acre existing habitat; or (3) create three acres of habitat, preserve zero acres of existing habitat. All options result in three acres of Preserve.

Mitigation Measure 5: Incidental take minimization measures shall be completed per the requirements of the SJMSCP, as outlined in Table 1. Implementation of these measures would reduce the potential of take of federal and state endangered and threatened wildlife species to less than significant levels and fully comply with the SJMSCP.

Mitigation Measure 6: Under the SJMSCP, mitigation for loss of habitat of federal and state endangered and threatened plant and wildlife species allows for a fee based approach based on the habitat type that is to be converted from open space uses. The fee structure is as follows:

- A. \$7,195 per acre for Conversion of Multi-Purpose Open Space Lands
- B. \$14,372 per acre for Conversion of Agricultural Habitat Lands and Natural Lands (except for vernal pools)
- C. \$81,989 per acre for the wetted surface area of vernal pools and \$541,534 per acre for the upland grasslands surrounding vernal pools. The SJMSCP assumes a 12 percent wetted surface area for vernal pool grasslands.

Mitigation Measure 7: Incidental take minimization measures shall be completed per the



requirements of the SJMSCP, as outlined in Table 3. Implementation of these measures would reduce the potential of injury or mortality of state species of special concern, state fully protected, and other SJMSCP-covered wildlife species to less than significant levels and fully comply with the SJMSCP.

**Table 3
 Incidental Take Minimization Measures – CSSC, State Fully
 Protected and SJMSCP Covered Species**

Name	Status	Incidental Take Minimization Measures
Slough thistle <i>Cirsium crassicaule</i>	CNPS 1B.1	Preconstruction surveys shall be performed as detailed in Section 5.2.2.1(A, B, and D) and 5.2.2.2 through 5.2.2.5 of the SJMSCP. If slough thistle is found, complete avoidance of plant populations on site is required in accordance with the identified measures in Section 5.5.2.1 and 5.5.9(F).
Diamond-petaled California poppy <i>Eschscholzia rhombipetala</i>	CNPS 1B.1	Preconstruction surveys shall be performed as detailed in Section 5.2.2.1(A, B, and D) and 5.2.2.2 through 5.2.2.5 of the SJMSCP. If diamond-petaled California poppy is found, complete avoidance of plant populations on site is required in accordance with the identified measures in Section 5.5.2.1 and 5.5.9(F).
Showy golden madia <i>Madia radiata</i>	CNPS 1B.1	Preconstruction surveys shall be performed as detailed in Section 5.2.2.1(A, B, and D) and 5.2.2.2 through 5.2.2.5 of the SJMSCP. If showy golden madia is found, complete avoidance of plant populations on site is required in accordance with the identified measures in Section 5.5.2.1 and 5.5.9(F).
Caper-fruited tropidiocarpum <i>Tropidiocarpum capparideum</i>	CNPS 1B.1	Preconstruction surveys shall be performed as detailed in Section 5.2.2.1(A, B, and D) and 5.2.2.2 through 5.2.2.5 of the SJMSCP. If caper-fruited tropidiocarpum is found, Section 5.2.4.29C of the SJMSCP specifies acquisition or consultation measures required.
Midvalley fairy shrimp (<i>Branchinecta mesovallensis</i>)	SJMSCP	Delay construction until pools are dry, collect & store soil samples, as described in Section 5.2.4.4 of the SJMSCP.
Western spadefoot (<i>Spea hammondi</i>)	CSSC	Conduct species surveys in accordance with current Technical Advisory Committee (TAC)-approved protocol, as described in



Name	Status	Incidental Take Minimization Measures
		sections 5.2.4.5 and 5.2.4.6 of the SJMSCP.
Western pond turtle (<i>Actinemys marmorata</i>)	CSSC	300-400 ft buffer area required from known nesting sites, as described in Section 5.2.4.10 of the SJMSCP.
San Joaquin coachwhip (whipsnake) (<i>Masticophis flagellum ruddocki</i>)	CSSC	Incidental take measures to be formulated by TAC if discovered on a project site, as described in Section 5.2.4.10 of the SJMSCP.
Coast (California) horned lizard (<i>Phrynosoma blainvillii</i>)	CSSC	Incidental take measures to be formulated by TAC if discovered on a project site, as described in Section 5.2.4.10 of the SJMSCP.
Burrowing owl (<i>Athene cunicularia</i>)	CSSC	Allow growth of vegetation on-site to a height of 36" prior to construction, disk site to prevent colonization by owls, or evict resident owls, if present, as detailed in Section 5.2.4.15 of the SJMSCP.
Cooper's hawk (<i>Accipiter cooperii</i>)	SJMSCP	Establish 100-ft setback from nesting areas, as described in Section 5.2.4.19 of the SJMSCP.
Western grebe (<i>Aechmophorus occidentalis</i>)	SJMSCP	Establish a 500-ft setback from nesting areas during the nesting season, as described in Section 5.2.4.17 of the SJMSCP.
Tricolored blackbird (<i>Agelaius tricolor</i>)	CSSC	Avoid breeding colonies whenever possible. Otherwise, establish a 500-ft buffer during the nesting season, as described in Section 5.2.4.16 of the SJMSCP.
Short-eared owl (<i>Asio flammeus</i>)	CSSC	Establish a 500-ft setback from nesting areas during the nesting season, as described in Section 5.2.4.17 of the SJMSCP.
Northern harrier (<i>Circus cyaneus</i>)	CSSC	Establish a 500-ft setback from nesting areas during the nesting season, as described in Section 5.2.4.17 of the SJMSCP.
White-tailed kite (<i>Elanus leucurus</i>)	SP	Conduct preconstruction surveys, as described in Section 5.2.4.19 of the SJMSCP.
California horned lark (<i>Eremophila alpestris actia</i>)	SJMSCP	Establish a 500-ft setback from nesting areas during the nesting season, as described in Section 5.2.4.17 of the SJMSCP.



Name	Status	Incidental Take Minimization Measures
Loggerhead shrike (Lanius ludovicianus)	CSSC	Establish a 100-ft setback from nesting areas, as described in Section 5.2.4.16 of the SJMSCP.
Western mastiff bat (Eumops perotis californicus)	CSSC	Remove colonial roosting trees only outside the nursery/hibernation season and only after dusk, as described in Section 5.2.4.28 of the SJMSCP.
Western red bat (Lasiurus blossevillii)	CSSC	Remove colonial roosting trees only outside the nursery/hibernation season and only after dusk, as described in Section 5.2.4.28 of the SJMSCP.
Long-eared myotis (Myotis evotis)	SJMSCP	Remove colonial roosting trees only outside the nursery/hibernation season and only after dusk, as described in Section 5.2.4.28 of the SJMSCP.
Yuma myotis (Myotis yumanensis)	SJMSCP	Remove colonial roosting trees only outside the nursery/hibernation season and only after dusk, as described in Section 5.2.4.28 of the SJMSCP.
American badger (Taxidea taxus)	CSSC	Monitor occupied dens and destroy only when burrow is unoccupied; establish a 200-ft buffer around natal dens, as described in Section 5.2.4.26 of the SJMSCP.

Mitigation Measure 8: The SDMP project site shall be surveyed for special status plant species in a year with rainfall totals within the normal range for the area. Surveys shall be floristic in nature and be conducted in accordance with the most current USFWS, CDFG, and CNPS guidelines. Surveys shall cover all areas intended for both development and compensatory mitigation.

Mitigation Measure 9: Potentially significant impacts to special status plants shall be avoided to the extent feasible. In consultation with a plant ecologist, the project shall, to the extent feasible, be redesigned, constructed, and operated to reasonably avoid direct and indirect impacts to special status plant populations.

Mitigation Measure 10: To compensate for permanent impacts to special-status plant species, habitat that is not already public land shall be preserved and managed in perpetuity at a 1:1 mitigation ratio (one acre preserved for each acre impacted). Impacts could include direct impacts resulting from loss of habitat or indirect impacts if a significant population or portion thereof is unable to be avoided. The preserved habitat for significantly impacted plant species shall be of equal or greater habitat quality to the impacted areas in terms of soil features, extent of disturbance, vegetation structure, and dominant species composition, and shall contain verified extant populations of the special-status species impacted. The permanent protection and



management of mitigation lands shall be ensured through an appropriate mechanism, such as a conservation easement or fee title purchase. A conservation easement could be held by CDFG or an approved land management entity and shall be recorded within a time frame agreed upon by CDFG.

Mitigation Measure 11: Pre-construction surveys shall be conducted prior to any project related activities that may encroach into regulated habitats or disturb native vegetation to identify significant impacts. If regulated habitats are impacted by project activities planned activities can either avoid these resources or work in conjunction with the regulatory agencies to minimize, mitigate, and permit the activities. A Streambed Alteration Agreement typically can be obtained within 90 days of submittal of a complete application, including a permit fee. Project activities that reduce the cross-sectional area of a stream and/or remove riparian and wetland vegetation require compensatory mitigation and monitoring. Moreover, CDFG agreements for projects in agricultural and native settings frequently include pre-construction surveys and reporting and construction monitoring to ensure protection of wildlife resources. Activities that result in impacts to waters of the state, may require that the project applicant file a Report of Waste Discharge with the Regional Board.

Mitigation Measure 12: Section 5.6 of the SJMSCP states that until such time that the Clean Water Act regional general permit or its equivalent is issued for coverage under the SJMSCP, acquisition of a Section 404 permit by project proponents will continue to occur as required by existing regulations. Project proponents shall comply with all requirements for protecting federally protected wetlands.

Cultural Resources

Mitigation Measure 13: If during ground-disturbance activities, unique cultural resources are discovered the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the City and a qualified archaeologist to discuss the significance of the find.
2. The archaeologist shall recommend appropriate actions, in cooperation with the City and Contractor.
3. Grading or further ground disturbance shall not resume within the area of the discovery until a determination has been reached by the City as to the appropriate mitigation.

Mitigation Measure 14: Prior to the issuance of a grading permit for individual projects, an archaeological resource monitoring plan shall be developed by a qualified archaeologist and submitted to the City for review and approval. This plan shall include a grading observation schedule to be maintained when grading occurs on and offsite in upper soils to identify and



further evaluate cultural resources that may be discovered in the proposed project area. A qualified archaeologist shall be retained to attend pregrade meetings and to monitor earth moving activities, including clearing, grubbing, cutting, and trenching at the site. The archaeologist shall carefully inspect these areas to assess the potential for significant prehistoric or historic remains. If potential archaeological and historical resources are uncovered, the construction contractor shall cease grading operations in the vicinity of the find until further evaluation is undertaken to assess the discovery. Further subsurface investigation may be needed if the resource is determined unique or important for its prehistoric or historic information.

Mitigation Measure 15: A trained paleontological monitor shall be present during individual project excavation activities greater than 5.0 feet in depth. Excavations below 5.0 feet have a high likelihood of encountering older alluvial wash deposits, which may contain paleontological resources. The monitoring for paleontological resources shall be conducted on a half-time basis, and on a full-time basis during excavation greater than 5.0 feet in depth. If paleontological resources are located during excavation, the monitoring program would change to full-time. The monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. The monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples shall be collected and processed to recover micro-vertebrate fossils. Processing shall include wet-screen washing and microscopic examination of the residual materials to identify small vertebrate remains.

Geology and Soils

Mitigation Measure 16: During excavation activities, a certified geotechnical engineer shall be retained by the Project Applicant/future Project Applicants to evaluate subgrade soils for the extent of their expansive potential. For areas found to contain soft, potentially expansive clays, the soil shall be removed (i.e., over excavated) and/or stabilized prior to the placement and compaction of fill. Stabilization techniques include, but are not limited to, the placement of 18 inches of ½-inch to ¾-inch crushed rock over stabilization fabric (such as Mirafi 500X or equivalent), placement of larger, angular stabilization rock (1-inch to 3-inch, clean) and use of chemical treatments such as lime to reduce the soil's expansive potential. In addition, building construction alternatives, such as the use of alternative foundation types (i.e., post-tension, piles, etc.) versus end-bearing foundations, shall be considered and implemented where appropriate. Final techniques shall be: (a) developed by a certified geotechnical engineer or engineering geologist; and (b) reviewed and approved by the City prior to issuance of a grading permit.

Greenhouse Gas Emissions

Mitigation Measures 2 and 3 identified above



Hazards and Hazardous Materials

Mitigation Measure 17: Traffic Management Plan (TMP) shall be prepared and implemented to the satisfaction of the City of Tracy where construction would affect roadways. The TMP shall include, but not limited to, the following measures:

- Limit construction to one side of the road or out of the roadbed where possible.
- Provision of continued access to commercial and residential properties adjacent to construction sites.
- Provide alternate bicycle routes where existing bicycle routes are disrupted by construction activities.
- Submit a truck routing plan, for approval by the City of Tracy in order to minimize impacts from truck traffic during material delivery and disposal.
- Where construction is proposed for two-lane roadways, confine construction to one half of the pavement width. Establish one lane of traffic on the other half of the roadway using appropriate construction signage and flagmen, or submit a detour plan for approval by the City Traffic Engineer.

Mitigation Measure 18: Prior to approval of site design, facilities located within area of high susceptibility to wildfire hazards shall include fuel-modification zones, road standards that provide for fire equipment access, the assured provision of minimum water supply reserves for emergency fire use, fuel breaks and greenbelts, clearances around structures, and emergency preparedness protocol and procedures as recommended by the General Plan.

Hydrology and Water Quality

Mitigation Measure 19: Where drainage courses are crossed, temporarily altering their capacity or flow characteristics, appropriate precautions shall be incorporated into the project design to minimize the time period in which drainages are disturbed while maintaining the natural flow or provide additional capacity within the drainages during the construction period to handle designed flows.

Mitigation Measure 20: Prior to the issuance of grading permits, new development shall be required demonstrate to the satisfaction of the City Engineer that it has incorporated storm drainage facilities that conform to the SDMP and the City's SWQC Manual or that it has incorporated temporary retention facilities when downstream SDMP facilities are not constructed or operational.

Noise

Mitigation Measure 21: Prior to the issuance of grading permits and to the satisfaction of the City of Tracy, Project Applicants shall be required to implement feasible noise control measures to reduce daytime construction noise levels to meet the daytime speech interference criterion of 70-dBA for projects located within 500 feet of any noise-sensitive receptors (e.g., residences, schools, childcare canters, churches, hospitals, and nursing homes). Such control measures could



include any of the following, as appropriate:

- To the extent possible, all mechanical equipment shall be oriented away from the nearest noise sensitive receptors; and
- All mechanical equipment shall be screened and enclosed to minimize noise.
- Construction contracts shall specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.
- All residential units located within 1,000 feet of the construction site shall be sent a notice regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posted at the construction site. All notices and signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints.
- A “noise disturbance coordinator” shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would be required to implement reasonable measures such that the complaint is resolved. All notices that are sent to residential units within one-quarter mile of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.
- Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.
 - During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.
 - Operation of equipment requiring use of back-up beepers shall be avoided near sensitive receptors to the extent feasible during nighttime hours (10:00 PM to 7:00 AM).
 - If impact equipment (e.g., jack hammers, pavement breakers, and rock drills) is used during construction, hydraulically or electric-powered equipment shall be used wherever feasible to avoid the noise associated with compressed-air exhaust from pneumatically powered tools. However, where use of pneumatically powered tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used (a muffler can lower noise levels from the exhaust by up to about 10 dBA).



Public Services

Mitigation Measure 22: Prior to construction of individual facilities, the City shall coordinate with the Fire Department and other affected fire protection services in surrounding jurisdictions to review construction detour plans. Specifically, the following shall occur:

- Emergency vehicle access to structures and fire hydrants in the project area shall be maintained
- A prior notice of at least 24 hours in advance of an impact even such as a road closure or disruption of water service shall be given to the appropriate authorities
- Traffic control measures, such as the use of flagmen, shall be used, if deemed necessary, in order to regulate traffic to ensure that access will be maintained to all structures for emergency response

Mitigation Measure 23: Prior to construction of individual facilities, the City shall coordinate with the Tracy Police Department to review construction detour plans. Specifically, the following shall occur:

- A prior notice of at least 24 hours in advance of an impact event such as a road closure or disruption of water service shall be given to the appropriate authorities
- Prior to construction, the Tracy Police Department and California Highway Patrol shall be notified of all roadway areas, which will be obstructed to allow them to efficiently respond to any emergencies
- Traffic control measures, such as the use of flagmen, shall be used, if necessary, in order to regulate traffic to ensure that access will be maintained to all structures for emergency response

Transportation/Traffic

Mitigation Measures 22 and 23 identified above

Utilities and Service Systems

Mitigation Measures 1-23

Date Prepared: November 2012

End of Review Period:

Date Adopted by City Council:

William Dean
Assistant Director of Development and Engineering Services
City of Tracy
Development and Engineering Services Department
Planning Division