

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Tracy Costco Depot Annex (Project). This MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” A MMRP is required for the proposed project because the EIR has identified potentially significant adverse impacts, and measures have been identified to mitigate those impacts.

The numbering of the individual mitigation measures follows the numbering sequence as found in the Final EIR.

MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this EIR.

The City will be the primary agency responsible for implementing the mitigation measures and will continue to monitor mitigation measures that are required to be implemented during the operation of the Project.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below:

- **Mitigation Measures:** The mitigation measures are taken from the Draft EIR in the same order that they appear in that document.
- **Action:** Identifies the action required to implement the mitigation measures.
- **Mitigation Timing:** Identifies at which stage of the project mitigation must be completed.
- **Implementing Responsibility:** Identifies the agency that is responsible for implementing the mitigation.
- **Monitoring Responsibility:** Identifies the agency that is responsible for mitigation monitoring.
- **Compliance Verification:** This is a space that is available for the monitor to date and initial when the monitoring or mitigation implementation took place.

MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	IMPLEMENTING PARTY	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
AIR QUALITY					
Impact 3.2-3: The proposed Project has the potential to result in conflicts with adjacent agricultural lands or indirectly cause conversion of agricultural lands.	Mitigation Measure 3.2-1: Prior to approval of a grading permit for each phase of the Project, the Project applicant shall demonstrate that the Project site plans include adequate measures to buffer adjacent agricultural uses from urban uses on the Project site and to reduce adverse impacts to neighboring agricultural uses. Additionally, the Project applicant shall provide notifications to all operators of uses on the Project site that are adjacent or in the vicinity of existing agricultural land of the City's Right-to-Farm Ordinance.	Project Developer/ Project Contractor	City of Tracy Planning Division	Prior to approval of a grading permit for each phase of the Project	
Impact 3.3-1: Project operation would conflict or obstruct implementation of the District's air quality plan.	Mitigation Measure 3.3-1: During Project operation, operators of heavy-duty trucks that travel to and from the Project site are required to use trucks that have 2010 model year or newer engines that meet the CARB's 2010 engine emission standards of 0.01 g/bhp-hr for particulate matter (PM) and 0.20 g/bhp-hr of NOx emissions, or newer, cleaner trucks and equipment.	Project Developer/ Project Contractor	City of Tracy Building Safety and Fire Prevention Division	During Project Operation	
	Mitigation Measure 3.3-2: The Project applicant shall supply 100% of project electricity from renewable sources. The Project applicant shall procure power from a combination of onsite solar generation and direct source renewable purchased energy; however, at no time shall the Project site be supplied with any greater than 3.4 megawatts of direct source renewable purchased energy.	Project Developer/ Project Contractor	City of Tracy Building Safety and Fire Prevention Division	During Project Operation	
	Mitigation Measure 3.3-3: Upon Project opening, the Project applicant shall generate approximately 3.8 megawatts of renewable electricity from solar facilities located on site. Such facilities may include solar photovoltaic panels on the roofs of the buildings or elsewhere on site (e.g., awnings, canopies or "solar trees" in parking area).	Project Developer/ Project Contractor	City of Tracy Building Safety and Fire Prevention Division	During Project Operation	
	Mitigation Measure 3.3-4: The Project shall be designed and constructed to allow future expansion of solar facilities on site as electricity demand increases. The Project applicant shall, as part of the solar microgrid, install a battery storage system with enough capacity to power the	Project Developer/ Project Contractor	City of Tracy Building Safety and Fire Prevention Division	Prior to approval of improvement plans for the Project	

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	<i>project's basic building functions for 48 hours.</i>				
	Mitigation Measure 3.3-5: <i>The Project applicant shall ensure that no natural gas service shall be supplied to the site.</i>	Project Developer/ Project Contractor	City of Tracy Building Safety and Fire Prevention Division	During Project Operation	
	Mitigation Measure 3.3-6: <i>The Project applicant shall ensure that diesel generators shall not be used on site during project operations, except in emergency situations, in which case such generators shall have Best Available Control Technology (BACT) that meets CARB's final Tier IV emission standards.</i>	Project Developer/ Project Contractor	City of Tracy Building Safety and Fire Prevention Division	During Project Operation	
	Mitigation Measure 3.3-7: <i>The Project applicant shall ensure that, during Project operation, for trucks owned or operated by Costco that access the site, only ultra-low sulfur diesel fuel or biodiesel blended with sulfur content of 15 ppm or less shall be used, so long as such fuel is commercially available.</i>	Project Developer/ Project Contractor	City of Tracy Engineering Division	During Project Operation	
	Mitigation Measure 3.3-8: <i>The Project applicant shall install and maintain perimeter landscaping that includes vegetation and a tree canopy (which may include structural solar canopies).</i>	Project Developer/ Project Contractor	City of Tracy Planning Division	During Project Operation	
	Mitigation Measure 3.3-9: <i>The Project applicant shall ensure the Project building(s) exceeds applicable Title 24 Building Envelope Energy Efficiency Standards by at least 1%.</i>	Project Developer/ Project Contractor	City of Tracy Building Safety and Fire Prevention Division	During Project Operation	
	Mitigation Measure 3.3-10: <i>The Project applicant shall install Energy Star certified appliances or equivalent.</i>	Project Developer/ Project Contractor	City of Tracy Building Safety and Fire Prevention Division	During Project Operation	
	Mitigation Measure 3.3-11: <i>The Project applicant shall</i>	Project	City of Tracy	During Project	

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	install energy efficient lighting that meets or exceeds Title 24 requirements.	Developer/ Project Contractor	Building Safety and Fire Prevention Division	Operation	
	Mitigation Measure 3.3-12: The Project applicant shall install roofs with a reflectivity factor of at least 78 to the extent that such roofs do not interfere with photovoltaics installed on roofs.	Project Developer/ Project Contractor	City of Tracy Building Safety and Fire Prevention Division	During Project Operation	
	Mitigation Measure 3.3-13: The Project applicant shall ensure that construction plans require that architectural and industrial maintenance coatings (e.g., paints) applied on the Project site shall be consistent with a VOC content of <50 g/L. However, the Project applicant shall not be expected to exercise control over materials painted offsite by a third party.	Project Developer/ Project Contractor	City of Tracy Building Safety and Fire Prevention Division	During Project Construction	
	Mitigation Measure 3.3-14: The Project applicant shall devise and implement a property maintenance plan during Project operation that includes sweeping parking lots regularly to remove road dust, tire wear, brake dust, and other contaminants.	Project Developer/ Project Contractor	City of Tracy Building Safety and Fire Prevention Division	During Project Operation	
	Mitigation Measure 3.3-15: The Project applicant shall Install High Efficiency MERV filters within the HVAC systems.	Project Developer/ Project Contractor	City of Tracy Building Safety and Fire Prevention Division	During Project Operation	
	Mitigation Measure 3.3-16: The Project applicant shall install a separate employee parking area accessible by its own curb cut entry and a flashing lit sidewalk that connects the employee parking with the buildings.	Project Developer/ Project Contractor	City of Tracy Building Safety and Fire Prevention Division	During Project Operation	
	Mitigation Measure 3.3-17: The Project applicant shall provide bicycle parking for employee bicycles at the front entry of each building. Bicycle parking shall be secure and shall be located indoors or be covered. Provide	Project Developer/ Project Contractor	City of Tracy Building Safety and Fire Prevention	During Project Operation	

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	locker/shower facilities for employees who commute via bicycle.		Division		
	Mitigation Measure 3.3-18: The Project applicant shall provide electrical outlets for charging of employee e-bikes.	Project Developer/ Project Contractor	City of Tracy Building Safety and Fire Prevention Division	During Project Operation	
	Mitigation Measure 3.3-19: The Project applicant shall provide no more than the minimum number of parking spaces required by City code.	Project Developer/ Project Contractor	City of Tracy Building Safety and Fire Prevention Division	During Project Operation	
	Mitigation Measure 3.3-20: The Project applicant shall participate in an existing, agency-run employee rideshare program, such as dubs by the San Joaquin Council of Government or another similar program, and promote ridesharing among its employees.	Project Developer/ Project Contractor	City of Tracy Planning Division	During Project Operation	
	Mitigation Measure 3.3-21: The Project applicant shall provide food and drink service for sale onsite to provide meal options to operations employees in a consistent manner.	Project Developer/ Project Contractor	City of Tracy Planning Division	During Project Operation	
	Mitigation Measure 3.3-22: The Project applicant shall take reasonable measures to restrict truck idling (during construction and operation) onsite to a maximum of two minutes, and in no instance shall idling exceed five minutes. To achieve this limit, (a) trucks owned or operated by Costco that access the project site shall be required to be equipped with engine idle shutdown timers and (b) the developer shall inform drivers and operators of idling time limits by including highly visible signage at key points onsite, such as at docks and delivery areas.	Project Developer/ Project Contractor	City of Tracy Building Safety and Fire Prevention Division	During Project Operation	
	Mitigation Measure 3.3-23: The Project applicant shall train managers and employees on efficient scheduling and load management to minimize queuing and idling of trucks.	Project Developer/ Project Contractor	City of Tracy Planning Division	During Project Operation	

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	Mitigation Measure 3.3-24: The Project applicant shall Designate efficient truck routes for trucks owned and operated by Costco.	Project Developer/ Project Contractor	City of Tracy Planning Division	During Project Operation	
	Mitigation Measure 3.3-25: The Project applicant shall ensure that all exclusively on-site vehicles owned and operated by Costco (i.e., forklifts, yard goats, pallet jacks, scissor lifts, etc.) shall be electric or zero-emission vehicles. The Project applicant shall provide on-site electrical charging facilities to adequately service such electric vehicles.	Project Developer/ Project Contractor	City of Tracy Planning Division	During Project Operation	
	Mitigation Measure 3.3-26: The Project applicant shall install conduit as infrastructure for electric vehicle charging stations onsite to allow for truck docks to serve electric trucks in the future. Such conduit shall be provided on the site to serve 50% of the number of truck docking stations, with the location of conduit at the discretion of the developer (e.g., truck trailer parking spaces or other locations).	Project Developer/ Project Contractor	City of Tracy Building Safety and Fire Prevention Division	Prior to approval of improvement plans for the Project	
	Mitigation Measure 3.3-27: The Project applicant shall ensure that trucks owned or operated by Costco that access the Project site shall not include active Transport Refrigeration Units (TRUs).	Project Developer/ Project Contractor	City of Tracy Planning Division	During Project Operation	
	Mitigation Measure 3.3-28: The Project applicant shall provide priority parking for employee carpool vehicles.	Project Developer/ Project Contractor	City of Tracy Planning Division	During Project Operation	
	Mitigation Measure 3.3-29: The Project applicant shall install six (6) electric vehicle chargers in a preferential parking location adjacent to the ADA and carpool parking stalls.	Project Developer/ Project Contractor	City of Tracy Building Safety and Fire Prevention Division	During Project Operation	
	Mitigation Measure 3.3-30: The Project applicant shall ensure that, during Project construction activities, off-road construction equipment greater than 50 horsepower shall	Project Developer/ Project	City of Tracy Building Safety and Fire	During Project Construction	

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	<p><i>have final Tier IV-compliant or better engines.</i></p> <p>Mitigation Measure 3.3-31: The Project applicant shall provide electric hookups for construction equipment. If diesel generators are needed during construction, such generators shall be equipped with emission control technology verified by the Environmental Protection Agency (EPA) and/or the California Air Resources Board (CARB) to reduce particulate matter emissions by a minimum of 85%.</p> <p>Mitigation Measure 3.3-32: The Project applicant shall ensure that heavy-duty diesel hauling trucks that access the Project site for construction shall be model year 2010 or newer, so long as such trucks are reasonably available.</p> <p>Mitigation Measure 3.3-33: The Project applicant shall prepare and implement a construction traffic control plan during the Project's construction phase.</p> <p>Mitigation Measure 3.3-34: The Project applicant shall, during construction, install signage on any unpaved primary construction accessways onsite on the project site to limit vehicle speeds to no more than 15 mph.</p> <p>Mitigation Measure 3.3-35: Project construction plans and specifications shall require the contractor to establish one or more locations for food or catering truck service to construction workers and to cooperate with food service providers to provide food service in a consistent manner.</p> <p>Mitigation Measure 3.3-36: The Project applicant shall employ the following strategies during construction to minimize noise: (a) Concrete delivery vehicles shall have low frequency back up beepers that meet Cal-OSHA requirements.</p>	<p>Contractor</p> <p>Project Developer/ Project Contractor</p> <p>Project Developer/ Project Contractor</p> <p>Project Developer/ Project Contractor</p> <p>Project Developer/ Project Contractor</p> <p>Project Developer/ Project Contractor</p> <p>Project Developer/ Project Contractor</p>	<p>Prevention Division</p> <p>City of Tracy Building Safety and Fire Prevention Division</p> <p>City of Tracy Building Safety and Fire Prevention Division</p> <p>City of Tracy Building Safety and Fire Prevention Division</p> <p>City of Tracy Building Safety and Fire Prevention Division</p> <p>City of Tracy Building Safety and Fire Prevention Division</p> <p>City of Tracy Building Safety and Fire Prevention Division</p>	<p></p> <p>During Project Construction</p> <p>During Project Construction</p> <p>Prior to and during Project Construction</p> <p>During Project Construction</p> <p>Prior to and during Project Construction</p> <p>During Project Operation</p>	

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	(b) All fleet equipment shall have mufflers and noise-minimizing devices. (c) Personal radios shall not be allowed onsite.				
Impact 3.3-2: The proposed Project would result in a cumulatively considerable net increase of a criteria pollutant for which the region is in nonattainment under an applicable federal or State ambient air quality standard.	Implement Mitigation Measures 3.3-1 through Mitigation Measure 3.3-36.	See Mitigation Measures 3.3-1 through Mitigation Measure 3.3-36.	See Mitigation Measures 3.3-1 through Mitigation Measure 3.3-36.	See Mitigation Measures 3.3-1 through Mitigation Measure 3.3-36.	
BIOLOGICAL RESOURCES					
Impact 3.4-1: The proposed Project has the potential to have a direct or indirect effect on special-status invertebrate species.	Mitigation Measure 3.4-1: Prior to commencement of any grading activities, the Project proponent shall obtain coverage under the SJMSCP to mitigate for habitat impacts to covered special status species. Coverage involves compensation for habitat impacts on covered species through implementation of incidental take and minimization Measures (ITMMs) and payment of fees for conversion of lands that may provide habitat for covered special status species. These fees are used to preserve and/or create habitat in preserves to be managed in perpetuity. Obtaining coverage for a Project includes incidental take authorization (permits) under the Endangered Species Act Section 10(a), California Fish and Game Code Section 2081, and the MBTA. Coverage under the SJMSCP would fully mitigate all habitat impacts on covered special-status species.	Project Developer/ Project Contractor	City of Tracy Planning Division SJCOG	Prior to commencement of any grading activities	
Impact 3.4-2: The proposed Project has the potential to have direct or indirect effects on special-status reptile and amphibian species.	Implement Mitigation Measure 3.4-1.	See Mitigation Measure 3.4-1	See Mitigation Measure 3.4-1	See Mitigation Measure 3.4-1	
Impact 3.4-3: The proposed Project has the potential to have direct or indirect effects on special-status bird species.	Implement Mitigation Measure 3.4-1.	See Mitigation Measure 3.4-1	See Mitigation Measure 3.4-1	See Mitigation Measure 3.4-1	

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Impact 3.4-4: The proposed Project has the potential to result in direct or indirect effects on special-status mammal species.	Implement Mitigation Measure 3.4-1.	See Mitigation Measure 3.4-1	See Mitigation Measure 3.4-1	See Mitigation Measure 3.4-1	
Impact 3.4-9: The proposed Project has the potential to conflict with an adopted Habitat Conservation Plan.	Implement Mitigation Measure 3.4-1.	See Mitigation Measure 3.4-1	See Mitigation Measure 3.4-1	See Mitigation Measure 3.4-1	
CULTURAL AND TRIBAL RESOURCES					
Impact 3.5-1: Project implementation has the potential to cause a substantial adverse change to a significant historical resource, as defined in CEQA Guidelines §15064.5.	<p>Mitigation Measure 3.5-1: <i>If any historical resources, cultural resources, including prehistoric or historic artifacts, or other indications of archaeological resources, are found during grading and construction activities during any phase of the Project, all work shall be halted immediately within a 200-foot radius of the discovery until an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, has evaluated the find(s).</i></p> <p><i>Work shall not continue at the discovery site until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant or eligible for listing on the NRHP or CRHR; or 3) not a significant Public Trust Resource.</i></p> <p><i>In addition, if the resource(s) identified is cultural or tribal in nature, the Confederated Villages of Lisjan shall be contacted to review and identify the resource, prior to work continuing at the discovery site.</i></p> <p><i>If Native American resources are identified, a Native American monitor, following the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites established by the Native American Heritage Commission, would also be required and, if Native American resources are identified, shall be</i></p>	Project Developer/ Project Contractor	City of Tracy Planning Division Qualified archaeologist	If any historical resources, cultural resources, including prehistoric or historic artifacts, or other indications of archaeological resources, are found during grading and construction activities during any phase of the Project	

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	<i>retained at the Project applicant's expense.</i>				
Impact 3.5-2: Project implementation has the potential to cause a substantial adverse change to a significant archaeological resource, as defined in CEQA Guidelines §15064.5, or a significant tribal cultural resource, as defined in Public Resources Code §21074.	<p>Implement Mitigation Measure 3.5-1.</p> <p>Mitigation Measure 3.5-2: <i>If human remains are discovered during the course of construction during any phase of the Project, work shall be halted at the site and at any nearby area reasonably suspected to overlie adjacent human remains until the San Joaquin County Coroner has been informed and has determined that no investigation of the cause of death is required. If the remains are of Native American origin, either of the following steps will be taken:</i></p> <ul style="list-style-type: none"> <i>The coroner shall contact the Native American Heritage Commission and the Confederated Villages of Lisjan in order to ascertain the Most Likely Descendant (MLD) from the deceased individual. If a MLD is identified, the MLD, with the permission of the owner of the land, or his or her authorized representative, in accordance with the law, may inspect the site discovery site and recommend to the landowner, or his or her representative, means for the treatment or disposition, with appropriate dignity' of the human remains and any associated grave goods. The landowner has no legal obligation to allow the MLD accesses to the property for the purpose of making a recommendation. The MLD must complete their inspection and make their recommendation within 48 hours of their notification by the NAHC. The recommendation may include the scientific removal and analysis of human remains and items associated with Native American burials. The coroner shall make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods, which may include obtaining a qualified archaeologist or team of archaeologists to properly excavate the human remains.</i> 	<p>See Mitigation Measure 3.5-1</p> <p>Project Developer/ Project Contractor</p>	<p>See Mitigation Measure 3.5-1</p> <p>City of Tracy Planning Division San Joaquin County Coroner</p>	<p>See Mitigation Measure 3.5-1</p> <p>If human remains are discovered during the course of construction during any phase of the Project</p>	

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	<ul style="list-style-type: none"> The landowner shall retain a Native American monitor, and an archaeologist, if recommended by the Native American monitor, and reburial of the Native American human remains and any associated grave goods, with appropriate dignity, on the property and in a location that is not subject to further subsurface disturbance when any of the following conditions occurs: <ul style="list-style-type: none"> The Native American Heritage Commission and Confederated Villages of Lisjan is unable to identify a descendent. The descendant identified fails to make a recommendation. The City of Tracy or its authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. 				
Impact 3.5-3: Project implementation has the potential to disturb human remains, including those interred outside of formal cemeteries.	Implement Mitigation Measure 3.5-2.	See Mitigation Measure 3.5-2	See Mitigation Measure 3.5-2	See Mitigation Measure 3.5-2	
GEOLOGY AND SOILS					
Impact 3.6-2: Implementation and construction of the proposed Project may result in substantial soil erosion or the loss of topsoil.	Implement Mitigation Measure 3.9-1.	See Mitigation Measure 3.9-1	See Mitigation Measure 3.9-1	See Mitigation Measure 3.9-1	
Impact 3.6-3: The proposed Project has the potential to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of Project	Mitigation Measure 3.6-1: Prior to earthmoving activities for each phase of the Project, a certified geotechnical engineer shall perform a final geotechnical evaluation of the soils at a design-level as required by the California Building Code Title 24, Part 2, Chapter 18, Section 1803.1.1.2 related to expansive soils and other soil conditions. The geotechnical evaluation shall be funded by	Project Developer/ Project Contractor	City of Tracy Planning Division	Prior to earthmoving activities for each phase of the Project	

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implementation, and potentially result in landslide, lateral spreading, subsidence, liquefaction or collapse.	<p><i>the Project applicant.</i></p> <p><i>The evaluation shall be prepared in accordance with the standards and requirements outlined in California Building Code, Title 24, Part 2, Chapter 16, Chapter 17, and Chapter 18, which addresses structural design, tests and inspections, and soils and foundation standards. The final geotechnical evaluation shall include design recommendations to ensure that soil conditions do not pose a threat to the health and safety of people or structures, including threats from liquefaction or lateral spreading. The grading and improvement plans, as well as the storm drainage and building plans for each phase of the Project shall be designed in accordance with the recommendations provided in the final geotechnical evaluation.</i></p>				
Impact 3.6-4: Potential for expansive soils to create substantial risks to life or property.	Implement Mitigation Measure 3.6-1.	See Mitigation Measure 3.6-1	See Mitigation Measure 3.6-1	See Mitigation Measure 3.6-1	
Impact 3.6-5 The proposed Project has the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	<p>Mitigation Measure 3.6-2: <i>If any paleontological resources are found during grading and construction activities of the Project, all work shall be halted immediately within a 200-foot radius of the discovery until a qualified paleontologist has evaluated the find. A paleontologist is a scientist with an advanced degree (Master's or Doctorate) who studies the history of life on Earth through the fossil record.</i></p> <p><i>Work shall not continue at the discovery site until the paleontologist evaluates the find and makes a determination regarding the significance of the resource and identifies recommendations for conservation of the resource, including preserving in place or relocating on the Project site, if feasible, or collecting the resource to the extent feasible and documenting the find with the University of California Museum of Paleontology. The paleontologist recommendations shall be implemented.</i></p>	Project Developer/ Project Contractor	City of Tracy Planning Division	If any paleontological resources are found during grading and construction activities	
HAZARDS AND HAZARDOUS MATERIALS					
Impact 3.8-1: Potential to create a significant hazard	Implement Mitigation Measure 3.9-1.	See Mitigation Measure 3.5-1	See Mitigation Measure 3.5-1	See Mitigation Measure 3.5-1	

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through the routine transport, use, or disposal of hazardous materials or through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	Mitigation Measure 3.8-1: In the event that hazardous materials are encountered during construction, a Soils Management Plan (SMP) shall be submitted and approved by the San Joaquin County Department of Environmental Health. The SMP shall establish management practices for handling hazardous materials, including fuels, paints, cleaners, solvents, etc., during construction. The approved SMP shall be posted and maintained onsite during construction activities and all construction personnel shall acknowledge that they have reviewed and understand the plan.	Project Developer/ Project Contractor	City of Tracy Planning Division	If human remains are discovered during the course of construction during any phase of the Project	
	Mitigation Measure 3.8-2: Prior to bringing hazardous materials onsite, the applicant shall submit a Hazardous Materials Business Plan (HMBP) to San Joaquin County Environmental Health Department (CUPA) for review and approval. If during the construction process the applicant or its subcontractors generates hazardous waste, the applicant must register with the CUPA as a generator of hazardous waste, obtain an EPA ID# and accumulate, ship and dispose of the hazardous waste per Health and Safety Code Ch. 6.5. (California Hazardous Waste Control Law).	Project Developer/ Project Contractor	San Joaquin County Department of Environmental Health Division	Prior to bringing hazardous materials onsite	
	Mitigation Measure 3.8-3: During construction and Project operation, if subsurface contamination as a result of leaks from the crude oil pipeline is detected, the Project proponent/operator shall notify the San Joaquin County Department of Environmental Health Division (CUPA) to facilitate the site cleanup. Crimson Pipeline, L.P., or the current pipeline operator, shall be responsible for the site cleanup.	Project Developer/ Project Contractor	San Joaquin County Department of Environmental Health Division	During construction and Project operation	
HYDROLOGY AND WATER QUALITY					
Impact 3.9-1: The proposed Project has the potential to violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.	Mitigation Measure 3.9-1: Prior to any site disturbance, the Project proponent shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB in accordance with the NPDES General Construction Permit requirements. The SWPPP shall be designed to control pollutant discharges utilizing Best Management Practices (BMPs) and technology to reduce erosion and sediments. BMPs may consist of a wide variety	Project Developer/ Project Contractor	City of Tracy Planning Division Central Valley RWQCB	Prior to any site disturbance	

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	<p><i>of measures taken to reduce pollutants in stormwater runoff from the Project site. Measures shall include temporary erosion control measures (such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) that will be employed to control erosion from disturbed areas. Final selection of BMPs will be subject to approval by the City of Tracy and the RWQCB. The SWPPP will be kept on site during construction activity and will be made available upon request to representatives of the RWQCB.</i></p> <p>Mitigation Measure 3.9-2: Prior to the issuance of grading permits, the applicant must submit a site-specific Project Stormwater Quality Control Plan to the City of Tracy for review and approval. The site-specific Project Stormwater Quality Control Plan must specify operational BMPs the Project will use and design specifications for selected operational BMPs to ensure the Project's consistency with State and local water quality regulations.</p>	Project Developer/ Project Contractor	City of Tracy Planning Division	Prior to the issuance of grading permits	
NOISE					
Impact 3.11-1: The proposed Project has the potential to generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	<p>Mitigation Measure 3.11-1: To reduce potential construction noise impacts during Project construction, the following multi-part mitigation measure shall be implemented for the Project:</p> <ul style="list-style-type: none"> • All construction equipment powered by internal combustion engines shall be muffled and maintained. • Quiet construction equipment, particularly air compressors, shall be selected whenever possible. • All stationary noise-generating construction equipment such as generators or air compressors shall be located as far as is practical from existing residences. In addition, the Project contractor shall place such stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site. • Unnecessary idling of internal combustion engines shall be prohibited. • The construction contractor shall, to the 	Project Developer/ Project Contractor	City of Tracy Planning Division	Prior to approval of improvement plans for the Project	

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	<p>maximum extent practical, locate on-site equipment staging areas so as to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the Project site during all Project construction.</p> <ul style="list-style-type: none"> Construction shall be limited to 7:00 a.m. to 7:00 p.m. per General Plan Policy P4. <p>These requirements shall be noted on the Project improvement plans.</p> <p>Mitigation Measure 3.11-2: To reduce potential operational noise impacts during Project operation, a minimum 6-foot tall sound wall and/or landscaped berm shall be constructed along the western Project boundary. Noise barrier walls shall be constructed of concrete masonry units, earthen berms, or any combination of these materials. Should the adjacent west residential use be vacated, demolished, and rezoned to industrial before the proposed Project is completed, a sound wall shall not be required. These requirements shall be included in the improvements plans prior to their approval by the City's Public Works Department.</p>	Project Developer/ Project Contractor	City of Tracy Public Works Department	Prior to approval of improvement plans for the Project	
TRANSPORTATION AND CIRCULATION					
Impact 3.13-1: Project implementation would conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).	<p>Mitigation Measure 3.13-1: The Project applicant shall implement feasible Transportation Demand Management (TDM) strategies, which would decrease the VMT generated by the Project by 15 percent. Specific potential TDM strategies include, but are not limited to, the following:</p> <ul style="list-style-type: none"> Reduce Parking Supply Travel Behavior Change Program Promotions and Marketing Emergency Ride Home (ERH) Program Ride Share Program Designated Parking Spaces for Car Share Vehicles Include Bike Parking Per City Code Include Secure Bike Parking and Showers Bicycle Repair Station/Services Pedestrian Network Improvements Provide On-Site Meals 	Project Developer/ Project Contractor	City of Tracy Planning Division	Prior to approval of improvement plans for the Project	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	IMPLEMENTING PARTY	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<p><i>The TDM Plan shall be submitted to the City for review prior to approval of improvement plans, and the effectiveness of the TDM Plan shall be evaluated, monitored, and revised, if determined necessary by the City. The TDM Plan shall include the TDM strategies that will be implemented during the lifetime of the proposed Project and shall outline the anticipated effectiveness of the strategies. The anticipated effectiveness of the TDM Plan may be monitored through annual surveys to determine employee travel mode split and travel distance for home-based work trips, and/or the implementation of technology to determine the amount of traffic generated by and home-based work miles traveled by employees, which shall be determined in coordination with the City. The frequency and duration of the anticipated effectiveness would depend on the ultimate strategy determined in coordination with the City. Additionally, should the initial TDM Plan submitted to the City for review be projected to fall short of achieving a 15 percent decrease in VMT, the Project applicant shall pay any VMT banking fee in effect at the time of building permit issuance to secure VMT credits of a total of 15 percent for the subject building, taking into account the stated percent efficacy for the TDM measures above. Should the initial TDM Plan submitted to the City for review be projected to fall short of achieving a 15 percent decrease in VMT and a VMT banking fee is not in effect at the time of building permit issuance, the Project applicant shall make a one-time contribution to the City of Tracy transit service provider, TRACER, equal to the amount that would be calculated using the City's draft VMT banking fee of \$633.11 per VMT, as documented in the Transportation and Circulation section of the Draft EIR, to enable opportunity of transit services that would benefit the Tracy community in perpetuity and overcome the TDM Plan's shortfall in projected VMT reduction.</i></p>				
Impact 3.13-3: Project implementation would not substantially increase hazards due to a geometric design feature	<p>Mitigation Measure 3.13-2: <i>Prior to the start of construction, the Project applicant shall prepare and submit a Construction Traffic Control Plan. The Plan shall include the following items. The approved Plan shall be implemented during construction of the Project.</i></p>	Project Developer/ Project Contractor	City of Tracy Planning Division	Prior to the start of construction	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	IMPLEMENTING PARTY	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
(e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	<ul style="list-style-type: none"> • <i>Project staging plan to maximize on-site storage of materials and equipment.</i> • <i>Permitted construction hours.</i> • <i>Location of construction staging.</i> • <i>Provisions for street sweeping to remove construction-related debris on public streets.</i> • <i>A set of comprehensive traffic control measures including 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.</i> • <i>Survey of the pavement condition on roadways to be used as part of the haul route(s) or any alternate route(s) that are proposed to be utilized by hauling operation for the Project prior to the commencement of any work on-site. The survey shall include a video tape of the roadways. The Project 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. If the work is completed before the use of the proposed buildings, a bond shall not be required.</i> 				

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