

# TABLE OF CONTENTS

1. INTRODUCTION .....	1-1
2. REPORT SUMMARY .....	2-1
3. PROJECT DESCRIPTION .....	3-1
4. ENVIRONMENTAL EVALUATION .....	4-1
4.1 AESTHETICS .....	4.1-1
4.2 AGRICULTURE RESOURCES .....	4.2-1
4.3 AIR QUALITY .....	4.3-1
4.4 BIOLOGICAL RESOURCES .....	4.4-1
4.5 CULTURAL RESOURCES .....	4.5-1
4.6 GEOLOGY, SOILS, AND SEISMICITY .....	4.6-1
4.7 GREENHOUSE GAS EMISSIONS .....	4.7-1
4.8 HAZARDS AND HAZARDOUS MATERIALS .....	4.8-1
4.9 HYDROLOGY AND WATER QUALITY .....	4.9-1
4.10 LAND USE AND PLANNING .....	4.10-1
4.11 NOISE .....	4.11-1
4.12 POPULATION, HOUSING, AND EMPLOYMENT .....	4.12-1
4.13 PUBLIC SERVICES AND RECREATION .....	4.13-1
4.14 TRANSPORTATION AND TRAFFIC .....	4.14-1
4.15 UTILITIES AND SERVICE SYSTEMS .....	4.15-1
5. ALTERNATIVES TO THE PLAN .....	5-1
6. CEQA-REQUIRED ASSESSMENT CONCLUSIONS .....	6-1
7. REPORT PREPARATION .....	7-1

*Appendices*

Appendix A – Notice of Preparation

A.1 Notice of Preparation

A.2 Comments on Notice of Preparation

Appendix B – Cumulative Projects List

Appendix C – Tracy General Plan Goals, Objectives, Policies, and Actions

Appendix D – Air Quality and GHG

D.1 CalEEMod

D.2 Trip Generation

D.3 GHG Wastewater Recalculation

D.4 SJVAPCD GHG Measures

D.5 Road Construction Emissions Model

D.6 CALINE4

D.7 Health Risk Assessment

Appendix E – Biological Resources

E.1 SJMSCP Minor Amendment

E.2 Wetland Delineation

E.3 Biological Resource Assessment

Appendix F – Historical Resources Assessment

Appendix G – Geotechnical Report

Appendix H – Hazards and Hazardous Materials

H.1 Pipeline Safety Assessment for Cordes Ranch Specific Plan

H.2 Phase I ESA

Appendix I – Hydrology and Water Quality

I.1 Percolation Test Results Technical Letter

I.2 Storm Drainage Technical Report

Appendix J – Sphere of Influence Resolution

Appendix K – Noise

Appendix L – Transportation and Traffic

Appendix M – Utilities

M.1 Potable and Recycled Water Technical Memorandum

M.2 Water Supply Assessment

M.3 Wastewater Master Plan Tech Memo

*List of Figures*

Figure 3-1	Regional Location .....	3-3
Figure 3-2	Local Location.....	3-5
Figure 3-3	Specific Plan Area.....	3-6
Figure 3-4	Existing Specific Plan Area Conditions .....	3-7
Figure 3-5	Proposed Land Use Plan .....	3-15
Figure 3-6	Proposed Roadway Improvements .....	3-18
Figure 3-7	Conceptual Truck Routes.....	3-20
Figure 3-8A	Conceptual Design for Four-Lane Parkway .....	3-21
Figure 3-8B	Conceptual Design for Six-Lane Parkway .....	3-22
Figure 3-8C	Conceptual Design for Eight-Lane Parkway .....	3-23
Figure 3-9A	Conceptual Design for Four-Lane Major Arterial.....	3-25
Figure 3-9B	Conceptual Design for Six-Lane Major Arterial.....	3-26
Figure 3-10	Conceptual Design for Commercial Frontage Street .....	3-28
Figure 3-11A	Conceptual Design for Industrial Streets.....	3-29
Figure 3-11B	Conceptual Design for Industrial Streets with Free Turning Lanes .....	3-30
Figure 3-11C	Conceptual Design for Industrial Streets.....	3-31
Figure 3-12	Conceptual Design for General Office Streets.....	3-32
Figure 3-13	Proposed Bicycle Facilities.....	3-35
Figure 3-14	Proposed Pedestrian Facilities.....	3-36
Figure 3-15	Central Green and Eastside Park Conceptual Plans .....	3-38
Figure 3-16	Conceptual Design for Drainage Channel/Riparian Corridor .....	3-39
Figure 3-17	Conceptual Design for Power Transmission Easement/Open Space Corridor.....	3-41
Figure 3-18	Conceptual Design for WSID Linear Park/Open Space Corridor .....	3-42
Figure 3-19	Master Landscape Plan.....	3-43
Figure 3-20	Conceptual Construction Phasing.....	3-50
Figure 4.1-1	Views Across the Specific Plan Area.....	4.1-7
Figure 4.1-2	Views within the Specific Plan Area.....	4.1-8
Figure 4.1-3	Views of Nearby Facilities .....	4.1-9
Figure 4.1-4	Neighboring Development and Facilities .....	4.1-14

Figure 4.2-1	Specific Plan Area Important Farmlands .....	4.2-9
Figure 4.2-2	Williamson Act Lands in the Vicinity of the Specific Plan Area.....	4.2-10
Figure 4.3-1	Phase 1 Construction –Specific Plan Area, Construction Areas, Phase 1 Roads, and Modeling Receptor Locations.....	4.3-39
Figure 4.3-2	Full Buildout Construction – Specific Plan Area, Construction Areas, Full Buildout Roads, and Modeling Receptor Locations .....	4.3-40
Figure 4.3-3	Phase 1 Operation – Specific Plan Area, Operation Areas, Phase 1 Roads, and Modeling Receptor Locations .....	4.3-41
Figure 4.3-4	Full Buildout Operation - Specific Plan Area, Operation Areas, Roads, and Modeling Receptor Locations .....	4.3-42
Figure 4.3-5	Locations of Maximum Cancer Risk for Phase I and Full Buildout .....	4.3-68
Figure 4.4-1	Potential Jurisdictional Wetlands and Other Waters....	4.4-14
Figure 4.4-2	Special-Status Plant and Animal Species.....	4.4-15
Figure 4.6-1	Regional Faults.....	4.6-6
Figure 4.8-1	Hazardous Material Sites.....	4.8-13
Figure 4.9-1	Major Drainage Features .....	4.9-19
Figure 4.9-2	Conceptual Drainage Plan.....	4.9-35
Figure 4.10-1	Existing General Plan Land Use Designations.....	4.10-5
Figure 4.11-1	City of Tracy Noise and Land Use Compatibility Standards .....	4.11-11
Figure 4.11-2	Noise Measurement Locations.....	4.11-20
Figure 4.13-1	South County Fire Authority Service Boundaries.....	4.13-5
Figure 4.14-1	Existing Roadway Network.....	4.14-16
Figure 4.14-2	Study Area Roadway Network and Intersections .....	4.14-23
Figure 4.14-3	Existing Intersection Lane Geometry and Peak Hour Volumes.....	4.14-25
Figure 4.14-4	Roadway Network: Cordes Ranch Specific Plan and Surrounding TMP Network .....	4.14-41

Figure 4.14-5	Traffic Analysis Zone Map .....	4.14-52
Figure 4.14-6	Existing + Phase 1 Project Trip Distribution .....	4.14-57
Figure 4.14-7	2035 + Phase 1 and 2035 + Full Build Project Trip Distribution.....	4.14-58
Figure 4.14-8A	Existing + Phase 1 Project Intersection Lane Geometry and Peak Hour Volumes .....	4.14-64
Figure 4.14-8B	Existing + Phase 1 Project Intersection Lane Geometry and Peak Hour Volumes .....	4.14-65
Figure 4.14-9A	2035 No Project Intersection Lane Geometry and Peak Hour Volumes.....	4.14-80
Figure 4.14-9B	2035 No Project Intersection Lane Geometry and Peak Hour Volumes.....	4.14-81
Figure 4.14-9C	2035 No Project Intersection Lane Geometry and Peak Hour Volumes.....	4.14-82
Figure 4.14-10A	2035 + Phase 1 Project Intersection Lane Geometry and Peak Hour Volumes.....	4.14-83
Figure 4.14-10B	2035 + Phase 1 Project Intersection Lane Geometry and Peak Hour Volumes.....	4.14-84
Figure 4.14-10C	2035 + Phase 1 Project Intersection Lane Geometry and Peak Hour Volumes.....	4.14-85
Figure 4.14-11	2035 + Phase 1 Project Mountain House Parkway/I-580 Signal Alternative Intersection Lane Geometry .....	4.14-92
Figure 4.15-1	Phase 1 Water Facilities.....	4.15-18
Figure 4.15-2	Water Facilities at Full Buildout .....	4.15-26
Figure 4.15-3	Phase I Wastewater Collection Facilities .....	4.15-39
Figure 4.15-4	Phase I Storm Drainage Facilities.....	4.15-64
Figure 4.15-5	Storm Drainage Facilities at Full Buildout .....	4.15-65
Figure 5-1	Mixed Use Alternative .....	5-4
Figure 5-2	Reconfigured Specific Plan Boundary Alternative .....	5-5

*List of Tables*

Table 3-1	Project Land Use Summary .....	3-13
Table 4.1-1	General Plan Policies Relevant to Aesthetics.....	4.1-4
Table 4.2-1	General Plan Policies Relevant to Agricultural Resources.....	4.2-6
Table 4.3-1	Ambient Air Quality Standards for Criteria Pollutants.....	4.3-5
Table 4.3-2	San Joaquin Valley Air Basin Attainment Status.....	4.3-18
Table 4.3-3	General Plan Policies Relevant to Air Quality .....	4.3-26
Table 4.3-4	Ambient Air Quality Monitoring Summary .....	4.3-29
Table 4.3-5	SJVAPCD Regional Significance Thresholds .....	4.3-33
Table 4.3-6	Toxic Air Contaminants Incremental Risk Thresholds.....	4.3-33
Table 4.3-7	Project-Related Construction Emissions – Phase 1.....	4.3-52
Table 4.3-8	Project-Related Construction Emissions – Full Buildout.....	4.3-54
Table 4.3-9	Project Operational Period Emissions .....	4.3-60
Table 4.3-10	CO Hot Spot Modeling Results, parts per million (ppm) .....	4.3-63
Table 4.3-11	Increased Cancer Risks (per million) From Phase 1 of the Specific Plan .....	4.3-66
Table 4.3-12	Increased Cancer Risks Estimated for Full Buildout of the Project .....	4.3-69
Table 4.3-13	Screening Levels for Potential Odor Sources.....	4.3-71
Table 4.4-1	General Plan Policies Relevant to Biological Resources.....	4.4-8
Table 4.4-2	Summary of Potential Waters on the Cordes Ranch Site .....	4.4-16
Table 4.5-1	General Plan Policies Relevant to Cultural Resources.....	4.5-7
Table 4.6-1	Tracy General Plan Policies Relevant to Geology, Soils, and Seismicity .....	4.6-4
Table 4.7-1	Greenhouse Gases and Their Relative Global Warming Potential Compared to CO <sub>2</sub> .....	4.7-3

Table 4.7-2	Summary of Global Climate Change Risks to California ..... 4.7-8
Table 4.7-3	General Plan Policies Relevant to Greenhouse Gas Emissions.....4.7-16
Table 4.7-4	Operational-Related Greenhouse Gas Emissions .....4.7-25
Table 4.7-5	Operational-Related Greenhouse Gas Emissions .....4.7-26
Table 4.7-6	SJVAPCD Applicable Best Performance Standards .....4.7-27
Table 4.7-7	Project Consistency with Tracy Sustainability Action Plan .....4.7-33
Table 4.7-8	Project Consistency with Applicable Project-Level GHG Reduction Strategies identified by the California Attorney General’s Office .....4.7-37
Table 4.7-9	CAPCOA Applicable GHG Emissions Reduction Measures.....4.7-43
Table 4.8-1	City of Tracy General Plan Policies Relevant to Hazards and Hazardous Materials ..... 4.8-7
Table 4.8-2	Hazardous Material Sites within ½-Mile of Specific Plan Area.....4.8-14
Table 4.9-1	General Plan Policies Relevant to Hydrology and Water Quality .....4.9-11
Table 4.10-1	General Plan Statistical Profile: Urban Reserve 6.....4.10-6
Table 4.10-2	General Plan Goals and Policies Relevant to Land Use.....4.10-8
Table 4.10-3	General Plan Consistency Analysis .....4.10-20
Table 4.11-1	Change in Apparent Loudness.....4.11-4
Table 4.11-2	Typical Noise Levels.....4.11-5
Table 4.11-3	California Land Use Compatibility for Community Noise Environments .....4.11-9
Table 4.11-4	General Plan Policies Relevant to Noise .....4.11-12
Table 4.11-5	Groundborne Vibration and Groundborne Noise Impact Criteria regarding Annoyance Impacts.....4.11-16
Table 4.11-6	Groundborne Vibration Criteria: Architectural Damage.....4.11-16

Table 4.11-7	Summary of Short-Term Noise Levels Measurements.....	4.11-29
Table 4.11-8	Groundborne Vibration Levels for Construction Equipment.....	4.11-35
Table 4.11-9	Existing Conditions – Project-Related Traffic Noise Impacts, Roadways.....	4.11-40
Table 4.11-10	Existing Conditions Project-Related Traffic Impacts, Freeways <sup>1</sup> .....	4.11-41
Table 4.11-11	2035 Conditions and Project-Related Traffic Noise Impacts-Roadways.....	4.11-43
Table 4.11-12	2035 Conditions and Project-Related Traffic Noise Impacts- Freeways.....	4.11-44
Table 4.11-13	Construction Equipment Noise Emission Levels.....	4.11-47
Table 4.11-14	Cumulative Traffic Noise- Roadways.....	4.11-50
Table 4.11-15	Cumulative Traffic Noise- Freeways.....	4.11-51
Table 4.12-1	General Plan Policies Relevant to Population, Housing, and Employment.....	4.12-2
Table 4.12-2	Population Trends in Tracy.....	4.12-4
Table 4.12-3	Tenure Trends in Tracy.....	4.12-7
Table 4.13-1	General Plan Goals and Policies Related to Fire Protection and Emergency Services.....	4.13-3
Table 4.13-2	South County Fire Authority Stations Information ....	4.13-6
Table 4.13-3	General Plan Goals and Policies Related to Law Enforcement Services.....	4.13-14
Table 4.13-4	General Plan Goals and Policies Related to School Services.....	4.13-21
Table 4.13-5	General Plan Goals and Policies Related to Parks and Recreation Services.....	4.13-28
Table 4.13-6	Tracy General Plan Policies Pertaining to Library Services and Facilities.....	4.13-35
Table 4.13-7	Facility Status in the Tracy Branch Library.....	4.13-37
Table 4.14-1	General Plan Policies Relevant to Transportation and Traffic.....	4.14-6
Table 4.14-2	Signalized Intersection Level of Service Definitions ...	4.14-27



Table 4.14-3	Unsignalized Intersection Level of Service Definitions .....	4.14-28
Table 4.14-4	Existing (2011) Intersection Levels of Service .....	4.14-30
Table 4.14-5	Existing (2011) Roadway Volumes, Capacities, and Volume-to-Capacity Ratios .....	4.14-31
Table 4.14-6	Freeway Level of Service Definitions .....	4.14-34
Table 4.14-7	Existing Freeway Volumes and Service Levels .....	4.14-35
Table 4.14-8	Phase 1 Employment .....	4.14-50
Table 4.14-9	Buildout Employment .....	4.14-51
Table 4.14-10A	Phase 1 AM Peak Hour Trip Generation .....	4.14-53
Table 4.14-10B	Phase 1 PM Peak Hour Trip Generation.....	4.14-53
Table 4.14-11A	Buildout AM Peak Hour Trip Generation.....	4.14-54
Table 4.14-11B	Buildout PM Peak Hour Trip Generation .....	4.14-55
Table 4.14-12	Intersection Levels of Service – Existing Plus Phase I Project.....	4.14-61
Table 4.14-13	Existing Plus Phase 1 Project – Mitigation Phasing.....	4.14-67
Table 4.14-14A	Freeway Volumes and Level of Service – Existing Plus Phase 1 (AM) .....	4.14-68
Table 4.14-14B	Freeway Volumes and Level of Service – Existing Plus Phase 1 (PM).....	4.14-69
Table 4.14-15	Roadway Volumes – Existing Plus Buildout .....	4.14-71
Table 4.14-16	TMP Right-of-Way Roadway Capacities.....	4.14-75
Table 4.14-17A	Freeway Volumes and Level of Service – Existing Plus Buildout (AM) .....	4.14-78
Table 4.14-17B	Freeway Volumes and LOS – Existing Plus Buildout (PM).....	4.14-79
Table 4.14-18	Intersection Levels of Service – Cumulative (2035) No Project and (2035) Plus Phase I.....	4.14-86
Table 4.14-19	2035 + Phase I Levels of Service: Signals vs. Roundabouts .....	4.14-91
Table 4.14-20	Intersection Levels of Service – 2035 Plus Phase I with Option .....	4.14-91
Table 4.14-21A	Estimated Queues – 2035 Plus Phase I with Option AM Peak Hour.....	4.14-93

CITY OF TRACY  
 CORDES RANCH SPECIFIC PLAN DRAFT EIR  
 TABLE OF CONTENTS

Table 4.14-21B	Estimated Queues – 2035 Plus Phase I with Option PM Peak Hour .....	4.14-94
Table 4.14-22A	Freeway Volumes and LOS – 2035 Plus Phase 1 (AM) .....	4.14-96
Table 4.14-22B	Freeway Volumes and LOS – 2035 Plus Phase 1 (PM).....	4.14-97
Table 4.14-23	Roadway Volumes – 2035 Plus Buildout .....	4.14-98
Table 4.14-24	Roadway Capacities: 2035 TMP and TMP Right- of-Way Roadway Network.....	4.14-105
Table 4.14-25A	Freeway Volumes and LOS – 2035 Plus Buildout (AM) .....	4.14-109
Table 4.14-25B	Freeway Volumes and LOS – 2035 Plus Buildout (PM).....	4.14-110
Table 4.15-1	General Plan Policies Relevant to Water Supply .....	4.15-7
Table 4.15-2	Existing and Additional Year 2035 Dry Year Water Supply vs. Demand.....	4.15-24
Table 4.15-3	General Plan Policies Relevant to Wastewater .....	4.15-35
Table 4.15-4	General Plan Policies Relevant to Stormwater .....	4.15-51
Table 4.15-5	General Plan Policies Relevant to Solid Waste .....	4.15-71
Table 4.15-6	Annual Waste Generation Estimates .....	4.15-74
Table 4.15-7	General Plan Policies Relevant to Energy Conservation .....	4.15-80
Table 5-1	Comparison of Alternatives.....	5-7