A P P E N D I X A

Notice of Preparation

- -NOTICE OF PREPARATION
- -COMMENTS ON NOTICE OF PREPARATION

.....

APPENDIX A NOTICE OF PREPARATION

A.I: Notice of Preparation

CORDES RANCH SPECIFIC PLAN EIR

APPENDIX A: NOTICE OF PREPARATION

Notice of Preparation (NOP)

Date: November 30, 2011

To: Responsible and Trustee From: City of Tracy

> Agencies and Other Interested Development and Engineering Services

Parties 333 Civic Center Plaza

Tracy, CA 95376 Attn.: Mr. Bill Dean

State Clearinghouse P.O. Box 3044

Sacramento, CA 95812-3044

The City of Tracy will be the Lead Agency and will prepare a project-level Environmental Impact Report (EIR) for the Cordes Ranch Specific Plan. The project, its location, and potential environmental effects are described below.

The project would require the following discretionary approvals from the City of Tracy: a general plan amendment; a zoning amendment; specific plan approval; parcel/tentative (phased) subdivision map approval; annexation; a development agreement; conditional use permit(s); design review. development agreement, among other things would address phasing and other obligations related to construction of necessary on- and off-site infrastructure and amenities, obligations related to payment of applicable development impact fees and/or dedication of land in lieu thereof, phasing of development, obligations related to utility capacity issues, and applicable development standards.

Members of the public and public agencies are invited to provide comments in writing as to the scope and content of the EIR. The City is requesting the views of public agencies as to the scope and content of the environmental information as it pertains to your agency's statutory responsibilities in connection with the proposed project. Where applicable, public agencies will need to use the EIR prepared by the City when considering permit approval or other approvals for the project, design guidelines, and other rights and obligations of the respective parties related to developing the project.

The project also may require discretionary approvals from other federal, state and regional agencies including:

- Approvals of permits from federal regulatory agencies with jurisdiction over the project (e.g., the United States Fish and Wildlife Service, National Marine Fisheries Services, United States Army Corps of Engineers) in connection with biological resources impacts.
- Approval by the San Joaquin Local Agency Formation Commission (LAFCO) to annex the Plan Area to the City of Tracy. The City's proposed Sphere of Influence includes the Plan Area and is currently the subject of a review process at LAFCO.

• Approval or permits from other state and regional agencies such as the California Department of Fish and Game, State Water Resources Control Board, California Department of Transportation, Central Valley Regional Water Quality Control Board and the San Joaquin Valley Air Pollution Control District in connection with air quality, biological resources, public services, transportation, and utilities impacts.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than the close of the 30-day NOP review period. The 30-day comment period closes on January 4, 2011. Please send written responses to Mr. Bill Dean, Development and Engineering Services, at the address shown below. Public agencies providing comments are requested to include a contact person for the agency.

The City will also conduct two public scoping meetings on the project in accordance with Public Resources Code §§ 21080.4(b), 21083.9. Members of the public and public agencies are invited to provide comments to the county at the public scoping meeting. The scoping meetings will occur on the following date, at the following times and locations at Tracy City Hall, located at 333 Civic Center Plaza, Tracy, CA 95376:

December 21, 2011 3:00 P.M. City Hall Conference Room 120

December 21, 2011
7:00 P.M.
Planning Commission Meeting, Council
Chambers

1. Project Name:

Cordes Ranch Specific Plan

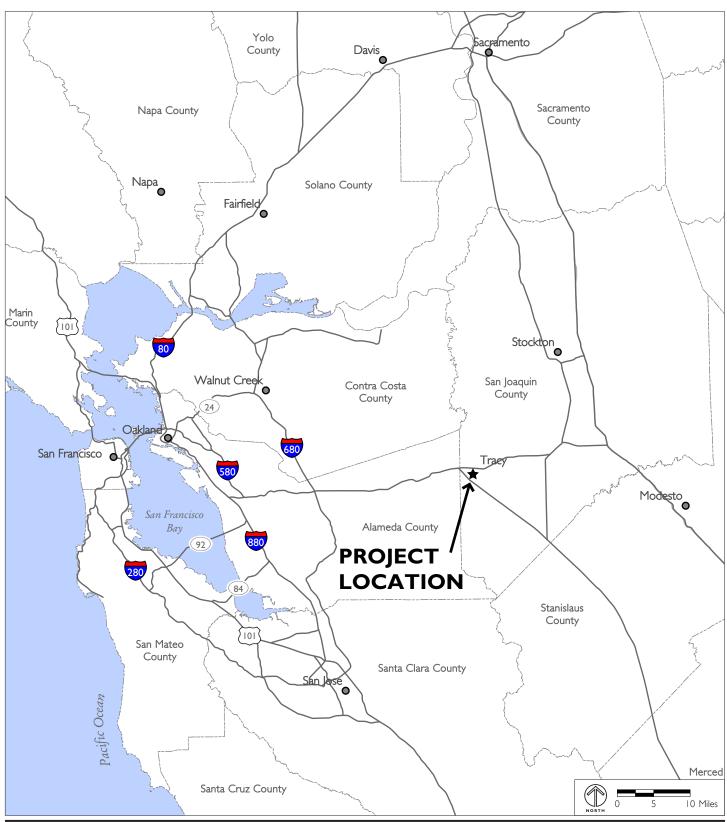
2. Project Location and Surrounding Uses:

The Plan Area is located near the eastern slope of the Altamont Pass in unincorporated San Joaquin County, adjacent to the City of Tracy, California, as shown in Figures 1 and 2. The Plan Area is adjacent to and south of Interstate 205 near Mountain House Parkway and northeast of Interstate 580. The Plan Area is outside of, and directly adjacent to, the City limits and is outside the City's current Sphere of Influence (SOI). The Plan Area is bordered by Interstate 205 to the north, Mountain House Parkway and the Delta-Mendota Canal to the west, West Schulte Road to the south, and the Tracy City limit to the east, as shown in Figure 2.

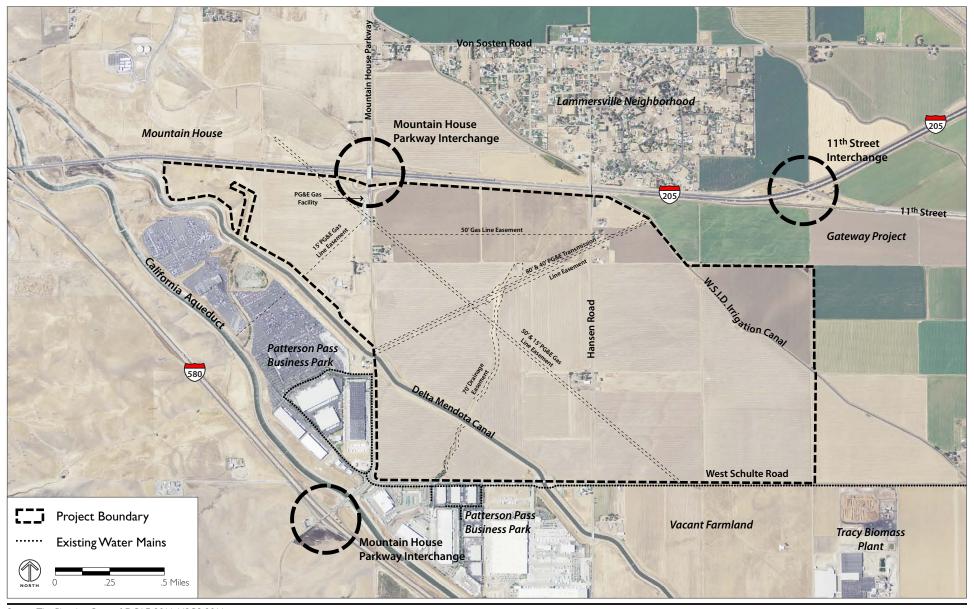
The Plan Area consists of approximately 1,774 acres of largely undeveloped, primarily vacant agricultural land that slopes from an elevation of approximately 220 feet at the southwest property corner to an elevation of approximately 90 feet at the northeast property corner, with a general slope of approximately 1 percent. There are a number of existing farm buildings, and a Pacific Gas & Electric (PG&E) natural gas facility maintenance yard, with associated outbuildings, located in the northwestern portion of the Plan Area, near Mountain House Parkway. An existing residence and other structures are located at the mid portion of the Plan Area, adjacent to Hansen Road. A cellular installation with a related equipment building is located within the PG&E transmission easement adjacent to Hansen Road.

A number of utility easements traverse the site, as shown on Figure 2. An approximate 40- and 80-foot PG&E transmission line easement enter the mid-portion of the site from the southwest and extend diagonally across the site and exit to the northeast. Three high-pressure gas lines are also located on site. An approximate 50- and 15-foot gas line easement extends from the southeast at the southern property boundary, through the PG&E natural gas facility maintenance yard, and exits near the northwest property boundary. An oil pipeline is located within this easement. A second approximate 15-foot gas line easement extends from the southwest near the Delta-Mendota Canal, and terminates at the PG&E natural gas facility maintenance yard. A third gas line easement has historically extended east from the PG&E natural gas facility maintenance yard to the approximate 40- and 80-foot electrical transmission easement near Hansen Road.

Two water distribution canals are located on site. The Delta-Mendota Canal parallels the western property boundary, then enters the site at Mountain House Parkway and extends southeast toward the southern property boundary. The West Side Irrigation District Canal parallels the northern property boundary and enters the site at a proposed new road, and then exits the site at the mid-portion of the eastern property boundary. It is envisioned that this canal would be piped and undergrounded in the future within an easement.



Source: The Planning Center | DC&E, 2011.



Source: The Planning Center | DC&E, 2011; USGS, 2011.

An approximate 70-foot drainage easement generally follows the existing swale and drainage channel from the southern property boundary to the mid-portion of the site, terminating at a small basin. From the basin, a series of ditches convey the stormwater to the east to Hansen Road, and then north along Hansen Road to a pumping station that pumps the storm water to the north side of Interstate 205. The channel and basin area have both been delineated as a jurisdictional wetlands.

The southern and mid portions of the site are serviced by existing water mains located within the Hansen and West Schulte Road rights-of-way. An existing 24-inch water transmission main extends east adjacent to the southern property boundary within West Schulte Road and terminates at Mountain House Parkway. From the transmission main, a 14-inch water line extends north within Mountain House Parkway along the western property boundary.

An existing 21-inch sanitary sewer extends from the northeast property boundary to Hansen Road and continues south through the Plan Area, to West Schulte Road and extends westerly to Mountain House Parkway. An existing 15-inch sanitary sewer line and an 8-inch sanitary sewer force main extend north from West Schulte Road along Mountain House Parkway to the Delta-Mendota Canal.

3. Lead Agency Contact:

Mr. Bill Dean
City of Tracy
Development and Engineering Services
333 Civic Center Plaza
Tracy, CA 95376
(209) 831-6427
William.Dean@ci.tracy.ca.us

4. Project Sponsor:

David Babcock
David Babcock & Associates
3581 Mt. Diablo Boulevard, Suite 235
Lafayette, CA 94549
(925) 283-5070
dbabcock@dbabcock.com

5. Project Description:

The Cordes Ranch Specific Plan (Plan) contains land use, landscaping, circulation, sustainability, and infrastructure-related goals, policies, and actions to guide investment and development in the approximately 1,774-acre Plan Area, and sets forth a comprehensive planning and regulatory framework for development of the Plan Area. The Plan proposes a mix of commercial, retail and business park, and manufacturing and distribution uses, and an organizing concept for the Plan is the creation of districts of clustered compatible land uses.

Proposed on-site roadways are shown in Figure 3. As shown in Figure 3, the primary site access to the site would be from the west on Mountain House Parkway, which can be accessed from Interstate 580 from the south and Interstate 205 from the north. Additional site access would be provided by a new road, which would extend eastward from Mountain House Parkway and terminate at Lammers Road. The new roadway would divide the Plan Area in half and would be the main east – west circulation element for the project, allowing truck and vehicle access to a majority of interior development and parcels.

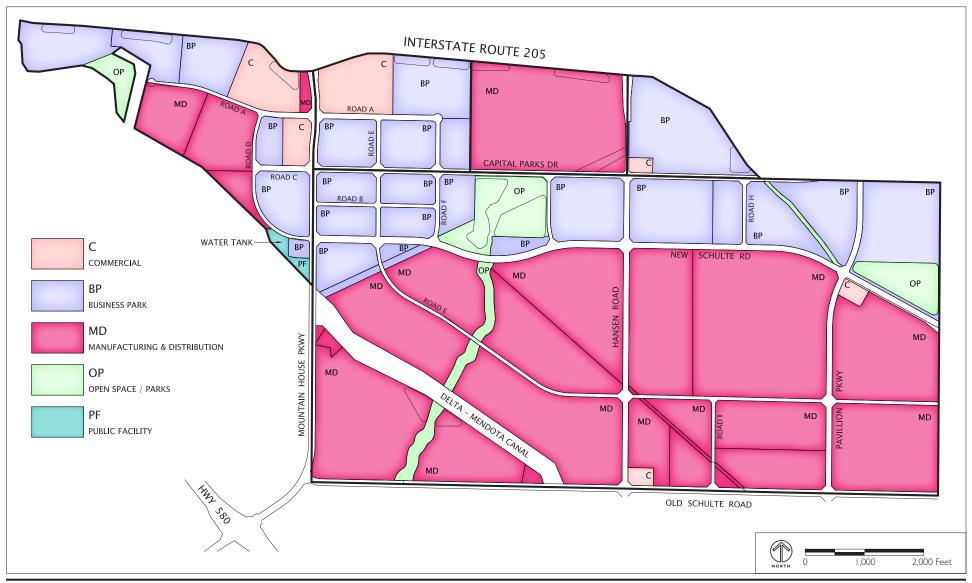
Figure 3 shows the conceptual site plan. The Plan calls for a district consisting of commercial, retail, tech/flex and light industrial uses on the eastern side of Mountain House Parkway. Development would be linked together by a circulation network and streetscape that provides access to a central open space area. The central green would provide employees access to picnic areas, walking paths, and passive use areas. This district would continue east from the central green to the eastern property boundary. Development of this portion of the district is envisioned to include more tech/flex and smaller scale manufacturing and distribution uses than other areas of the Plan Area. Bike and pedestrian paths as part of the streetscape for new on-site roadways would provide employees with access to a central green and east park area located adjacent the eastern property boundary.

A second district would be formed at the western portion of the Plan Area by Mountain House Parkway and would consist of a variety of uses, from commercial, retail, tech/flex and light industrial uses along the freeway, to manufacturing and distribution adjacent to the Delta-Mendota Canal. Bicycle and pedestrian linkages would be provided along new roadways to allow for employees to access the central green. At the western most Plan Area boundary, a gateway element consisting of signage and landscaping would create an entry way and gateway to the project and City of Tracy.

A third district, south of the main east-west road to the southern Plan Area boundary, would consist of manufacturing and warehouse and distribution uses. Logistic and distribution uses are envisioned in this district, developed around an efficient grid street network to provide easy access from both Interstate 580 and Interstate 205 by trucks and employees. The grid street network would provide circulation for bicycles and pedestrians to the central green space and park at the eastern Plan Area boundary. Trucks would access the Plan Area from both Interstate 580 and Interstate 205 at Mountain House Parkway. The main project roads would be designated as the main truck routes to access manufacturing and distribution facilities. Truck route intersections would been designed to Surface Transportation Assistance Act (STAA) standards to accommodate the large truck and trailer turning movements.

Key project features include the following:

- ♦ Commercial Development: Approximately 850,500 square feet.
- Business Park: Approximately 8.9 million square feet.
- ◆ Manufacturing and Distribution Development: Approximately 20.7 million square feet.



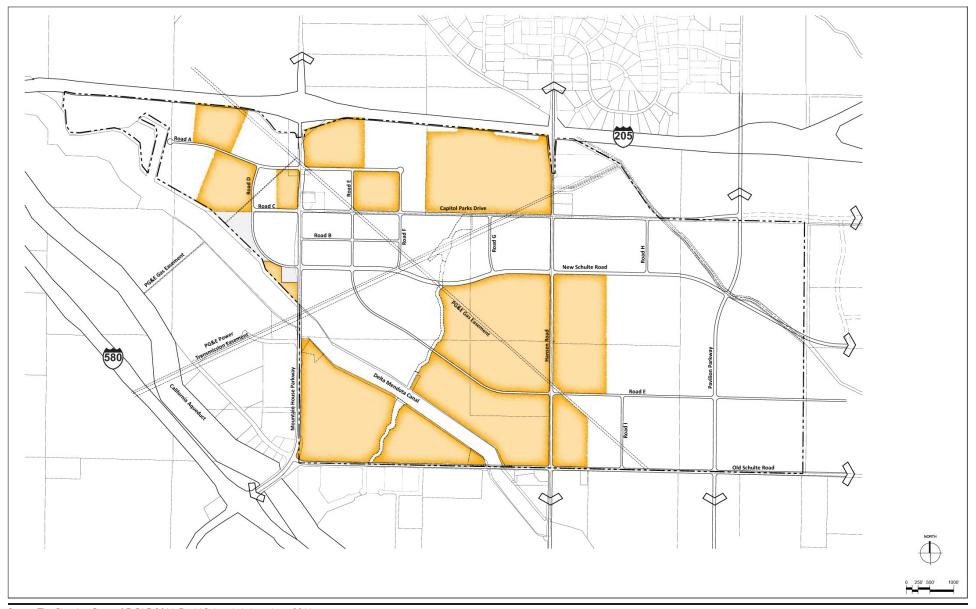
Source: The Planning Center | DC&E, 2011; Kier & Wright, 2011.

- ◆ Phasing: The project is conceptually envisioned to develop in four phases, although phasing may change based on market conditions and development demand. The portion of the Plan Area to be developed during Phase 1 is shown in Figure 4. Phase 1 would develop the manufacturing and distribution uses within the triangular parcel at southwest portion of the site, a major portion of the area between Hansen Road and Pavilion Parkway between New and Old (formerly West) Schulte roads, and a portion of the commercial retail, business park, and manufacturing and distribution uses adjacent to Interstate 205. Phase 1 development would utilize the existing road circulation which may need additional widening and improvements to accommodate development.
- ◆ New Streets and Proposed Roadway Pattern: Three new arterials are proposed; the construction of other on-site roads would be flexible to allow demand to dictate locations and lane configurations.
- ♦ Bicycle and Pedestrian Circulation: Class I and II bicycle paths would connect throughout the Plan Area.
- ◆ Open Space: An integrated network of open spaces and park areas would provide active and passive use areas for users.
- Landscaping: The landscape will include the use of native and climate adapted plant species which will utilize a high-efficiency water use irrigation system. The design will create a contemporary California landscape that is attractive, resource-efficient, and that is relatively low-maintenance.
- Utilities: Development of the project would require the extension of existing utilities (sewer, water, and stormwater) consistent with the recommendations of the City of Tracy Infrastructure Master Plans.
- ◆ Telephone, Cable, Electricity, and Gas: The project is planning to rely on local service providers to provide electrical, telephone, cable, and gas services to the Plan Area.

6. Environmental Factors Potentially Affected:

The EIR will include a summary of the EIR's analysis and conclusions, a project description, a description of the existing environmental setting, potential environmental impacts, and feasible mitigation measures. Consistent with the State CEQA Guidelines (Appendix G), the following environmental factors will be considered in relation to this project:

- ♦ Aesthetics
- ♦ Agriculture Resources
- ♦ Air Quality
- ♦ Biological Resources
- ♦ Cultural Resources
- ♦ Geology and Soils
- ♦ Greenhouse Gas Emissions
- ♦ Hazards and Hazardous Materials
- ♦ Hydrology and Water Quality
- ♦ Land Use and Planning



Source: The Planning Center | DC&E, 2011; David Babcock & Associates, 2011.

- ♦ Population and Housing
- ♦ Hazards and Hazardous Materials
- ♦ Public Services
- ♦ Recreation
- ♦ Transportation/Traffic
- ♦ Utilities and Service Systems
- ♦ Energy
- ♦ Alternatives
- Environmental consequences, including: (a) any significant environmental effects that cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments to resources; (c) growth-inducing impacts of the proposed project; (d) effect found not to be significant; and (e) cumulative impacts.

CEQA allows environmental issues for which there is no likelihood of a significant impact to be "scoped out," and not analyzed further in the EIR. An initial evaluation of the project has determined that it would not have an effect on mineral or forestry resources. Therefore, these issues will not be analyzed in detail in the EIR, although the basis for this determination will be discussed.

<i>7</i> .	Lead Agency Signatu	ire
Dat	e 12/1/11	Signature EU War
	7	Title Assistant Director, Development and Engineering Services

APPENDIX A NOTICE OF PREPARATION

A.2: Comments on Notice of Preparation

CORDES RANCH SPECIFIC PLAN EIR

APPENDIX A: NOTICE OF PREPARATION

DEPARTMENT OF WATER RESOURCES1416 NINTH STREET, P.O. BOX 942836
SACRAMENTO, CA 94236-0001
(916) 653-5791



December 27, 2011

Mr. Bill Dean City of Tracy 333 Civic Center Plaza Tracy, CA 95376

RECEIVED

JAN 3 2012

CITY OF TRACY

Cordes Ranch Specific Plan, Tracy, San Joaquin County, California, California Aqueduct, Approximate Milepost 8.1, Delta Field Division, SCH2011122015

Dear Mr. Dean:

Thank you for the opportunity to review and comment on the Cordes Ranch Specific Plan near the City of Tracy. The notice describes the proposal by David Babecock and Associates to develop 1,774 acres with a mixed use for commercial, retail, manufacturing, and Business Park near the intersection of Interstates 205 and 580.

The proposed plan indicates truck route intersections would be improved to accommodate large trucks and trailers. The proposed intersections appear to be adjacent to, or in close proximity to the California Aqueduct, part of the Department of Water Resources' (DWR) California Aqueduct, right of way (ROW). Any improvements that may encroach upon DWR's ROW may require an Encroachment Permit/Review from DWR prior to the start of any construction. Information on obtaining an encroachment permit/review from DWR can be viewed at:

http://www.water.ca.gov/engineering/Services/Real Estate/Encroach Rel/

Any development in the vicinity of the California Aqueduct should also accommodate existing and future surface-runoff patterns both upslope and downslope of the California Aqueduct.

Please provide DWR with a copy of any subsequent environmental documentation when it becomes available for public review. Any future correspondence relating to this project should be sent to:

Leroy Ellinghouse, Chief SWP Encroachments Section Division of Operations and Maintenance Department of Water Resources 1416 Ninth Street, Room 641-2 Sacramento, California 95814 Mr. Bill Dean December 27, 2011 Page 2

In addition, please continue to keep DWR informed of any future actions with respect to the Cordes Ranch Specific Plan near the City of Tracy.

If you have any questions, please contact Leroy Ellinghouse, Chief of DWR's SWP Encroachments Section, at (916) 659-7168 or Mike Anderson at (916) 653-6664.

Sincerely,

David M. Samson, Chief

State Water Project Operations Support Office

Division of Operations and Maintenance

cc: State Clearinghouse

Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, California 95814



FRITZ BUCHMAN DEPUTY DIRECTOR

MICHAEL SELLING DEPUTY DIRECTOR

STEVEN WINKLER
DEPUTY DIRECTOR

ROGER JANES
BUSINESS ADMINISTRATOR

Working for YOU

P. O. BOX 1810 1810 E. HAZELTON AVENUE STOCKTON, CALIFORNIA 95201 (209) 468-3000 FAX (209) 468-2999

DATE: March 8, 2013

TO: City of Tracy

William Dean

Department of Development and Engineering Services

333 Civic Center Plaza

Tracy, CA 95376

SUBJECT: Notice of Preparation for the Environmental Impact Report (EIR) for the

Cordes Ranch Specific Plan

The San Joaquin County Department of Public Works has reviewed the above-referenced document and has the following concerns:

Flood Management Comments:

- 1. Page 1- in the last paragraph revise the heading sentence "The project also may require discretionary approvals from other federal, state, and regional agencies including:" to the following "The project also may require discretionary approvals from other federal, state, regional and <u>local</u> agencies including:" and add the following bullet:
- a. A Watercourse Encroachment Permit from San Joaquin County for all work done on all Creeks and waterway that run through the project area, their banks or within 25 feet of the top of banks.
 Public Services/CIE comment:
 - Hydrologic and hydraulic analysis of storm drainage will be required. Analysis will need to include upstream watershed areas including any impacts to upstream contributors to drainage channels. Analysis will need to include impacts to downstream areas.

Thank you for the opportunity to be heard. Should you have questions or need additional information regarding the above comments, please contact me at (209) 468-3085.

Sincerely,

Mark Hopkins Senior Planner

Cc: Firoz Vohra, Senior Engineer

Alex Chetley, Senior Civil Engineer

John Maguire, Engineering Services Manager



STATE OF CALIFORNIA Governor's Office of Planning and Research State Clearinghouse and Planning Unit



Notice of Preparation

December 5, 2011

7 2011 CITY OF TRACY D.E.S.

Reviewing Agencies To:

Cordes Ranch Specific Plan Re:

Attached for your review and comment is the Notice of Preparation (NOP) for the Cordes Ranch Specific Plan draft

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Environmental Impact Report (EIR). Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Bill Dean City of Tracy

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number

If you have any questions about the environmental document review process, please call the State Clearinghouse at noted above in all correspondence concerning this project. (916) 445-0613.

Sincerely,

Scott Morgan Director, State Clearinghouse

Attachments cc: Lead Agency

Document Details Report State Clearinghouse Data Base

2011122015 SCH#

Cordes Ranch Specific Plan Project Title

Tracy, City of Lead Agency

> Notice of Preparation NOP Type

The Cordes Ranch Specific Plan contains land use, landscaping, circulation, sustainability, and Description

infrastructure-related goals, policies, and actions to guide investment and development in the approximately 1,774-acre Plan Area, and sets forth a comprehensive planning and regulatory framework for development of the Plan Area. The Plan proposes a mix of commercial, retail and business park, and manufacturing and distribution uses, and an organizing concept for the Plan is the

creation of districts of clustered compatible land uses.

Lead Agency Contact

Bill Dean Name City of Tracy Agency

209 831 6427 Phone

email

333 Civic Center Plaza Address

> Tracy City

State CA Zip 95376

Fax

Project Location

San Joaquin County

City Tracy

Region

Mountain House Parkway and I-205 **Cross Streets**

Lat/Long

Parcel No.

Base Section Range Township

Proximity to:

I-205, 5, 580 **Highways**

Airports

Railways

Delta-Mendota Canal Waterways

Schools

Agriculture/Urban Reserve Land Use

Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Project Issues

Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative

Effects

Reviewing Agencies Resources Agency; Department of Conservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 2; Department of Fish and Game, Region 3; CA Department of Public Health; Native American Heritage Commission; Public Utilities Commission;

Caltrans, District 10; Delta Stewardship Council

Date Received 12/05/2011 Start of Review 12/05/2011

End of Review 01/03/2012

Note: Blanks in data fields result from insufficient information provided by lead agency.

20111220

おいい

63

	Regional Water Qual	ater Quality Contro
--	---------------------	---------------------

Contr	
>	
egional Water Qualit	ଲ
Vate	/QCE
V lar	d (RW
gior	pard

		177
- RWQCB 1	Cathleen Hudson	

San Francisco Bay Region (2) Environmental Document North Coast Region (1) RWQCB 2 Coordinator

Central Coast Region (3) RWQCB 3

RWQCB 4

Central Valley Region (5) os Angeles Region (4) RWQCB 5S eresa Rodgers

Central Valley Region (5) Fresno Branch Office RWQCB 5F

Central Valley Region (5) Redding Branch Office RWQCB 5R

Lahontan Region (6) RWQCB 6

Lahontan Region RWQCB 6V

Victorville Branch Office

Colorado River Basin Region (7) RWQCB 7

Santa Ana Region (8)

RWQCB 8

San Diego Region (9) RWQCB 9

Other (hita standally 2495

Conservancy

Last Updated 9/29/11