

**A P P E N D I X B**

CUMULATIVE PROJECTS LIST





## APPENDIX B

### CUMULATIVE PROJECTS LIST

As discussed in Chapter 4, Environmental Evaluation, of this EIR, the State CEQA Guidelines provide two approaches to analyzing cumulative impacts. The first is the “list approach,” which requires a listing of past, present, and reasonably anticipated future projects producing related or cumulative impacts. The second is the projection approach wherein the relevant projections contained in an adopted General Plan or related planning document that is designed to evaluate regional or area wide conditions are summarized. A reasonable combination of the two approaches may also be used. The Cordes Ranch Specific Plan EIR uses a combination of the list approach and the projections approach. The following is a list of projects and development projections in the vicinity of the Cordes Ranch Specific Plan Area that was considered when analyzing cumulative impacts.

- ◆ **Tracy General Plan.** The Tracy General Plan is a long-term planning document that contains goals and policies to guide future conservation and development in the City of Tracy through the year 2025 (the plan horizon). The General Plan also designates land uses in both the incorporated area in Tracy and its sphere of influence (SOI) to limit or encourage development consistent with the City’s vision. The General Plan projects potential housing and jobs in the planning area by 2025 based upon land use designations and allowed residential growth under the Growth Management Ordinance. Future development under the General Plan would include approximately 9,500 new housing units, 9.4 million square feet of industrial development, 3.4 million square feet of retail development, and 1.7 million square feet of office development, resulting in a total of 112,600 residents and 53,800 jobs in Tracy through 2025. At buildout, presumably by 2030, the General Plan expects all available land within the SOI to be developed and a total of between 124,500 and 151,500 residents and 193,000 employees.<sup>1</sup> These projections include a number of Specific Plans and large-scale PUDs that have been

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<sup>1</sup> City of Tracy, July 22, 2010, *General Plan Draft Supplemental EIR*, page 3-35.

adopted within the Tracy City limits and SOI, some of which, located in the vicinity of the Cordes Ranch Specific Plan Area, are described in detail below.

- ◆ **Tracy Citywide Roadway & Transportation Master Plan.** The Citywide Roadway & Transportation Master Plan (TMP) builds upon the goals and objectives as defined in the Circulation Element of the City's General Plan and Sustainable Action Plan. The TMP looks out further than the General Plan to the year 2035 in order to provide the maximum possible infrastructure planning and to be consistent with the planned San Joaquin Council of Governments travel demand model update. The TMP provides a comprehensive review of the City's transportation system. The TMP also serves as a comprehensive planning document that identifies and implements required improvements to the existing roadway system as well as expands upon the system to accommodate future development consistent with the Tracy General Plan. The growth assumptions are based on the General Plan, assuming that the Growth Management Ordinance controls residential growth and that recent development trends continue in non-residential growth. By 2035, the TMP projects a total of 40,506 housing units and 64,182 jobs.<sup>2</sup>
- ◆ **Ellis Specific Plan.** The Ellis Specific Plan, located approximately 2.75 miles southeast of the Cordes Ranch Specific Plan Area, consists of 321 acres of Traditional Residential and Commercial land uses, allowing for up to 2,250 residential units and a Village Center commercial site.
- ◆ **Tracy Gateway PUD.** The Tracy Gateway PUD is located directly adjacent to the Cordes Ranch Specific Plan Area and encompasses a total of approximately 538 acres. At buildout, development would extend from the easternmost boundary of the Specific Plan Area to the west to

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<sup>2</sup> City of Tracy, November 2012, *Citywide Roadway & Transportation Master Plan*, page 71.

Lammers Road to the east and from Interstate 205 to the north to the SOI to the south. Tracy Gateway PUD would include both a golf course and a multistory hotel and would incorporate 5.8 million square feet of office, commercial, and retail uses.

- ◆ **Tracy Hills Specific Plan.** The Tracy Hills Specific Plan area is located approximately two miles to the south of the Cordes Ranch Specific Plan Area, and is adjacent to the southern boundary of the Ellis Specific Plan area. The Tracy Hills Specific Plan area spans 6,175 acres, including approximately 2,700 acres of which lie within the City boundary and the remaining 3,500 acres which lie within the SOI. Future development in the Tracy Hills Specific Plan area will include up to 5,499 residential units; 6 million square feet of commercial, office, and industrial uses; and 800 acres of neighborhood parks, schools, recreational uses and other open space (within the City boundary), as well as a permanent open space area (within the SOI).
- ◆ **Mountain House Master Plan.** The Mountain House Master Plan is located in San Joaquin County across Interstate 205 to the immediate northwest of the Cordes Ranch Specific Plan area and extends along the border between Alameda and San Joaquin Counties to the Old River in the north. The Mountain House Master Plan area consists of approximately 4,784 acres which will, at buildout, represent approximately 16,000 residential units; 275 acres of commercial, 441 acres of industrial, 371 acres of institutional, and 760 acres of recreation uses. By 2010, a portion of the Mountain House Master Plan area approximately 2.5 miles northwest of the Cordes Ranch Specific Plan area has been constructed, resulting in 3,237 housing units and a population of 9,675.<sup>3</sup> This represents completion of approximately 20 percent of the planned residential development of the Mountain House Master Plan.

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<sup>3</sup> US Census, Census 2010, Table DP-1, Profile of General Population and Housing Characteristics: 2010 Demographic Profile Data.

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