

4.13 PUBLIC SERVICES AND RECREATION

This section presents information on existing public services in the City of Tracy, including police, fire, schools, and parks and recreation, and describes the Project's potential environmental impacts in relation to these services. It is organized according to type of public service, with each service analyzed individually according to applicable thresholds as set forth in the CEQA Guidelines, Appendix G.

A. Development Impact Fees

The City of Tracy requires that each development project fully fund its fair share of improvements, as reflected in the City of Tracy Municipal Code, Title 13, which codifies the enabling ordinance to impose development impact fees. The City master-plans its infrastructure to ensure that it can accommodate existing needs as well as planned growth as set forth in the General Plan. Each Citywide infrastructure master plan contains the identified infrastructure needs and estimated costs to construct this infrastructure. The City then adopts Finance and Implementation Plans (FIPs) for specific geographic areas within the City and its SOI to apply the development impact fees to specific development projects. Each FIP includes an estimate of a project's proportionate fair share contribution that is required to mitigate its respective impacts. This funding mechanism is intended to collect fees cumulatively from future development to fund and implement required infrastructure when needed. The City is currently preparing an FIP for the Project, which would apply to all individual development projects within the Specific Plan Area.

The Cordes Ranch FIP will be discussed further below, as relevant, for each topic area.

B. Fire Protection

The following describes the existing environmental setting for fire protection, and emergency medical services and evaluates the Project's potential environmental impacts relating to fire protection and emergency medical services.

1. Regulatory Framework

a. Tracy General Plan

There are no relevant federal or State regulations related to fire protection and emergency rescue services. However, the City of Tracy addresses these services in its General Plan as well as its Citywide Public Safety Master Plan (described further below). Applicable goals and policies from the General Plan are listed below in Table 4.13-1. A full listing of all General Plan goals and policies is included in Appendix C.

b. Citywide Public Safety Master Plan

The City has prepared a Citywide Public Safety Master Plan (CPSMP) to guide the provision of public safety facilities needed to serve the existing and future public safety needs in the Tracy community. As set forth in the CPSMP, Tracy is anticipated to have approximately 54,500 new residents and approximately 147,200 new workers (which includes workers within the Specific Plan Area). Specifically, with respect to fire protection facilities, to accommodate existing and future planned needs, the CPSMP identifies a total of four new fire stations throughout the service area as well as upgrades to the existing downtown fire administration building to house additional facilities. These facilities are planned to be constructed in phases, over time, as the need arises and as development impact fees are collected.

2. Existing Conditions

The South County Fire Authority (SCFA) was established in 1999 through a Joint Exercise of Powers Agreement (JPA). The jurisdictions currently covered under the SCFA JPA include: City of Tracy, Tracy Rural Fire Protection District, and Mountain House Community (by contract with Tracy

TABLE 4.13-1 **GENERAL PLAN GOALS AND POLICIES RELATED TO FIRE PROTECTION AND EMERGENCY SERVICES**

Goal/ Policy No.	Goal/ Policy Content
Goal PF-1	Minimal loss of life and property from fires, medical emergencies and other types of emergencies.
<i>Objective PF-1.1</i>	<i>Strive to continuously improve the performance and efficiency of fire protection services.</i>
Policies P1	The City shall provide fire and emergency response facilities and personnel necessary to meet residential and employment growth in the City.
Policies P2	The City shall ensure that new development pays a fair and equitable amount to offset the costs for fire and emergency facilities by collecting a Public Buildings impact fee, or by requiring developers to build new facilities.
<i>Objective PF-1.2</i>	<i>Promote coordination between land use planning and fire protection.</i>
Policies P2	The City shall build and require roadways that are adequate in terms of width, radius, and grade to facilitate access by City fire-fighting apparatus, while also maintaining and improving Tracy's neighborhood character and hometown feel.
Policies P3	The City shall plan fire station locations to maintain or enhance current response levels.
Policies P4	Fire sub-stations shall be constructed in new development areas in order to meet the City's response time requirements.
Policies P5	New developments shall satisfy fire flow and hydrant requirements and other design requirements as established by the City.
Policies P6	The City shall use physical site planning as an effective means of preventing wildland fires by requiring the following: <ul style="list-style-type: none"> • Drought-resistant native plants incorporated into public works projects. • More than one ingress/egress road to any neighborhood in areas subject to wildland fires. • Roadways with grades that accommodate emergency vehicles. • Structures that are constructed of fire-resistant materials.

Source: City of Tracy, General Plan, 2011.

Rural Fire Protection District).¹ The SCFA provides fire protection and emergency medical services to an area of approximately 180 square miles of the southern part of San Joaquin County, including the Specific Plan Area, and over 100,000 people.² The service boundaries of the SCFA are shown in Figure 4.13-1.

a. Staffing

The SCFA has a force consisting of 67 professional firefighters, 12 reserve firefighters, a fire chief, three division chiefs, two civilian fire inspectors, and a two-person administrative support staff.³

b. Facilities and Equipment

The SCFA currently operates seven fire stations and an administrative office. Three fire stations are located within the Tracy City limits and another four are located outside of the City limits.⁴ Twenty-four hour-a-day staffing is provided with seven paramedic engine companies and one basic life support ladder truck company. Additional available equipment includes a water tender, a hazardous materials (hazmat) unit, and a medium rescue unit.⁵ Table 4.13-2 shows the name, location, equipment, and services housed at each of stations.

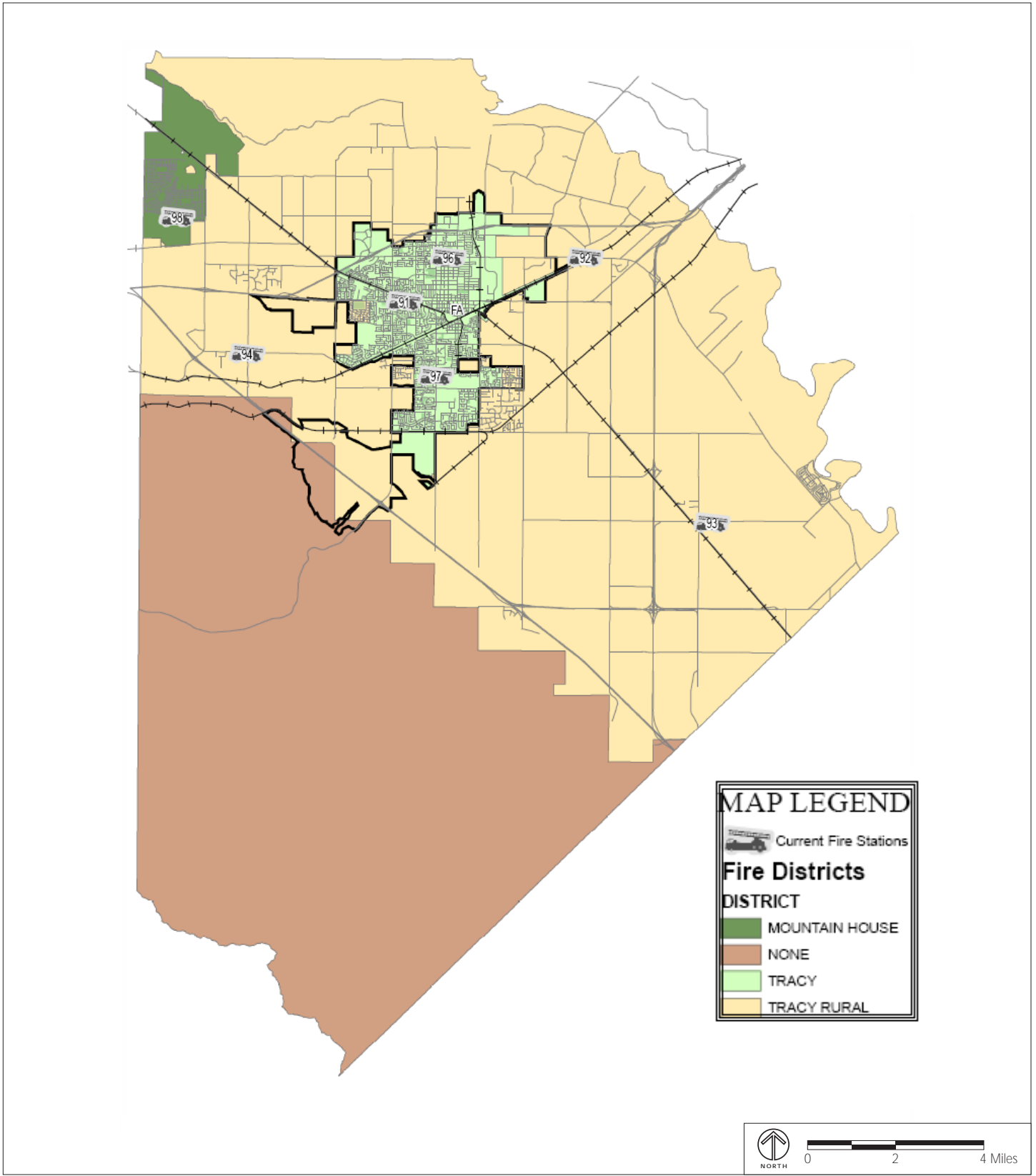
¹ South County Fire Authority, Annual Report for Fiscal Year 2011/2012, http://www.ci.tracy.ca.us/documents/FY_2011_to_2012_Annual_Department_Report.pdf, accessed on January 7, 2013.

² Tracy Fire Department, <http://www.ci.tracy.ca.us/?navId=869>, accessed on January 7, 2013.

³ Tracy Fire/South County Fire Authority, <http://www.ci.tracy.ca.us/?navId=869>, accessed on January 7, 2013.

⁴ Tracy Fire/South County Fire Authority, <http://www.ci.tracy.ca.us/?navId=880>, accessed on January 7, 2013.

⁵ David Bramell, Fire Division Chief, Tracy Fire/South County Fire Authority, Email Correspondence with The Planning Center | DC&E, January 11, 2013.



Source: South County Fire Authority, 2012.

FIGURE 4.13-1
SOUTH COUNTY FIRE AUTHORITY SERVICE BOUNDARIES

TABLE 4.13-2 SOUTH COUNTY FIRE AUTHORITY STATIONS INFORMATION

Station	Location	Company Number/Equipment	
<i>Within City Limits</i>			
91	1701 West Eleventh St	Truck 91	1998 Pierce Dash, 105 ft. /All-Wheel Steer aerial ladder with 2000 gpm pump
		Engine 91	1999 Peirce Saber 1500 gpm pumper
		USAR 9	2004 Utility Trailer – Type 2, Medium Rescue
96	301 West Grantline Rd	Engine 96	2009 Hi-Tech Spartan 1500 gpm pumper
		Haz-Mat 9	1980 GMC Kurbmaster
97	595 W. Central Ave	Engine 97	2003 Pierce Dash 1500 gpm pumper
<i>Outside of the City Limits</i>			
92	22484 South 7 th St (Banta)	Engine 92	1995 Hi-Tech Spartan 1500 gpm pumper
		Water Tender 92	2005 Peirce Kenworth 1000 gpm
93	1400 West Durham Ferry Rd (New Jerusalem)	Engine 93	2008 Peirce Contender 1500 gpm pumper
		R-Engine 90	1991 Westates 1500 gpm pumper
		R-Engine 95	1999 Pierce Dash 1500 gpm pumper
94	16502 Old Schulte Rd (Patterson Pass)	Engine 94	2000 Pierce Saber 1500 gpm pumper
		Patrol 94	2000 Ford F-550 100 gpm mini-pumper
98	911 Traditions St (Mountain House)	Engine 98	2003 Peirce Dash 1500 gpm pumper
		OES 349	2008 KME 1000 gpm (State of California)

Notes: gpm = gallons per minute. Reserve Equipment noted with “R”. USAR 9, Haz-Mat 9, Water-Tender 92, Patrol 94, and OES-349 are not staffed with personnel. These units may be cross-staffed depending on the type of emergency.

Source: Tracy Fire/South County Fire Authority, <http://www.ci.tracy.ca.us>, accessed on January 7, 2013; David Bramell, Fire Division Chief, Tracy Fire/South County Fire Authority, Email Correspondence with The Planning Center | DC&E, January 11, 2013.

SCFA Station 94/California Department of Forestry and Fire Protection Station 26 is located adjacent to the Specific Plan Area, at the southwest corner of Hansen Road and Old Schulte Road, and would be the primary responder to any fires or other emergency calls within the Specific Plan Area. The next closest fire stations are SCFA Station 98, located at 911 Tradition Street, 2.4 miles from north-west corner of the Specific Plan Area in Mountain House, and SCFA Station 91, located at 1701 W. 11th Street, 2.5 miles from the northeast corner of the Specific Plan Area.⁶

c. Incidents

The SCFA received a total of 4,204 calls during Fiscal Year 2011/2012.⁷ Emergency medical service calls were the most common. In FY2011/2012, approximately 60 percent of the SCFA's service calls were emergency medical response and rescues, 7 percent were fires and 33 percent were other types of calls (false alarms, good intent, service calls, hazardous condition, etc.). The SCFA responded to 5,951 incidents between July 1, 2011 and June 30, 2012. SCFA Station 94/ California Department of Forestry and Fire Protection Station 26 received 589 calls during the same period.⁸

d. Service Standards

The average response for FY2011/2012 was six minutes 14 seconds (6:14). However it should be noted that the SCFA does not measure response of its performance by average response times. The SCFA has a response time performance objective for the City of Tracy as follows:

⁶ The SCFA has identified the need for a fire station in the area of Lammers Road between 11th Street and Old Schulte Road. To date, no capital improvement funds have been allocated nor are there current revenues available for operations. David Bramell, Fire Division Chief, Tracy Fire/South County Fire Authority, Email Correspondence with The Planning Center | DC&E, January 11, 2013.

⁷ South County Fire Authority, Annual Response Performance Report for Fiscal Year 2011/2012, http://www.ci.tracy.ca.us/documentsFY_2011_2012_Annual_Response_Performance_Report.pdf, accessed on January 7, 2013.

⁸ David Bramell, Fire Division Chief, Tracy Fire/South County Fire Authority, Email Correspondence with The Planning Center | DC&E, January 11, 2013.

- “ To arrive at all calls for service (both fire protection and emergency medical) within six minutes “total reflex time” in the City time - call processing in 1 minute, turn-out time in 1 minute, and travel time in 4 minutes.⁹

The components of response time are “call processing,” “turnout time,” “travel time,” and the sum of the three, “total reflex time.”¹⁰ The SCFA analyzes data using “benchmarks,” “baselines,” and “90th percentile,” as the desired level of service. Base lines are the lower end of the acceptable best practices range (established by the Commission on Fire Accreditation International). 90th percentile time means that for a set of values at least ninety percent of them are less than or equal to the time displayed. The SCFA is meeting its 4:00 travel time objective for all calls 79 percent of the time.¹¹ The SCFA is meeting the total reflect time objective approximately 52 percent.¹²

The SCFA conducted a Standards of Response Coverage study in late 2007. Findings of the study recommended strategically placing fire stations in locations that best allow the department to meet emergency response performance objectives. The process of relocating the existing SCFA Fire Stations 92 (a Tracy Rural Fire District facility) and 96 (a City of Tracy facility) began with design proposals in late 2008. The City approved design plans and construction bid documents for both facilities in November 2012, and the con-

⁹ David Bramell, Fire Division Chief, Tracy Fire/South County Fire Authority, Email Correspondence with The Planning Center | DC&E, March 6, 2013.

¹⁰ “Call processing” is the time needed to process the 911 caller’s information and dispatch the emergency unit. “Turn-out time” is the time it takes fire personnel to ready to respond. “Travel time” is the time the unit leaves the station until the unit arrives at the scene of the emergency.

¹¹ David Bramell, Fire Division Chief, Tracy Fire/South County Fire Authority, Email Correspondence with The Planning Center | DC&E, January 11, 2013.

¹² South County Fire Authority, Annual Response Performance Report for Fiscal Year 2011/2012, http://www.ci.tracy.ca.us/documentsFY_2011_2012_Annual_Response_Performance_Report.pdf, accessed on January 7, 2013.

struction is planned to begin on April 1, 2013.¹³ The City of Tracy and the Tracy Rural Fire District, which are covered under the SCFA JPA, will have joint ownership of SCFA Fire Station 92 as stipulated in a cost sharing agreement.¹⁴

Emergency medical services in Tracy and the surrounding areas are provided by the SCFA and a local private transport ambulance provider (American Medical Response [AMR]). Tracy is one of only three fire departments in San Joaquin County that provide Advanced Life Support services. A resident survey conducted by the City of Tracy in 2012 indicated 92 percent of the community rated the quality of emergency medical services as either good or excellent.¹⁵

e. Mutual Aid Agreements

The SCFA has mutual aid agreements with the State of California, San Joaquin County agencies, Alameda County, Stanislaus County, and Contra Costa County.¹⁶

f. Funding

The SCFA receives funding from various revenue sources including the City's General Fund, the Tracy Rural FPD, and a contract for services with the Mountain House Community Services District (CSD). General Fund allocations are derived from property taxes, sales tax revenue, and user fees. Additionally, Title 13 of the City of Tracy Municipal Code establishes develop-

¹³ David Bramell, Fire Division Chief, Tracy Fire/South County Fire Authority, Email Correspondence with The Planning Center | DC&E via William Dean, January 25, 2013.

¹⁴ South County Fire Authority, Annual Report for Fiscal Year 2011/2012, http://www.ci.tracy.ca.us/documents/FY_2011_to_2012_Annual_Department_Report.pdf, accessed on January 7, 2013.

¹⁵ David Bramell, Fire Division Chief, Tracy Fire/South County Fire Authority, Email Correspondence with The Planning Center | DC&E, March 6, 2013.

¹⁶ David Bramell, Fire Division Chief, Tracy Fire/South County Fire Authority, Email Correspondence with The Planning Center | DC&E, January 11, 2013.

ment impact fees requiring that new development provide a fair share contribution toward the provision of services, in combination with the fee structure set forth in the CPSMP.

3. Standards of Significance

The Project would have a significant impact with regard to fire protection and emergency response services if it would:

- “ Result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or result in the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.

4. Impact Discussion

- a. Result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or result in the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.

Development of the Project could create up to approximately 36,000 jobs at full Project buildout. The existing SCFA Station 94/California Department of Forestry and Fire Protection Station 26 would primarily serve the Specific Plan Area. The SCFA has determined that, based on an understanding of the Project to contain typical industrial, commercial and office uses, in order to maintain the level of service within adopted performance objectives, new facilities, staff, and equipment (including potentially specialized equipment to address specific site conditions such as confined spaces, high angles, and hazardous materials), would be required to service this working population, as well as other planned growth within the Tracy area.¹⁷ To address this increase in

¹⁷ David Bramell, Fire Division Chief, Tracy Fire/South County Fire Authority, Email Correspondence with The Planning Center | DC&E, January 11, 2013.

service population, the CPSMP has provided for an approximately 7,400-square-foot fire station to be built in the area of Lammers Road, south of 11th Street, as determined by the SCFA. Such new facilities to house the necessary additional staff and equipment have been evaluated from an environmental perspective by the City as part of its master planning process, and would be built over time as required and funded by new development, including the Project's development impact fees.

Since buildout of the Project would not exceed the City's planned growth level, as discussed in Chapter 4.12 (Population and Housing), based on the SCFA's current understanding of the Project, this additional service population has already been accounted for in the City's master planning process, and would not require additional fire protection facilities beyond what has been planned in the CPSMP. In addition, individual development projects under the Specific Plan would be required to pay the applicable impact fees, which would ensure payment of a proportionate fair share towards the planned facilities that would be constructed over time to accommodate the additional demand from the Project and other development in the vicinity.

In addition, although not considered an impact under CEQA, for informational purposes, the City also evaluates the need for necessary and specialized equipment through the individual Development Review process on a project-by-project basis. Accordingly, through this process, such needs are addressed as they arise, and all applicable standards relating to fire flow, hydrant and other design and safety features would be imposed as conditions of approval.

Without the payment of applicable impact fees, the Project's impact would be *significant*.

5. Cumulative Impacts

This cumulative analysis considers the Project in the context of the City's General Plan, which takes into account the entire incorporated area of Tracy and its SOI, as well as the nearby Mountain House community located in

unincorporated San Joaquin County. For purposes of this cumulative analysis, the geographic scope is the SCFA service area.

The Project, in combination with other past, present and reasonably foreseeable future developments, would increase the service population of the SCFA over time, and therefore generate additional demands for fire protection and emergency medical services. However, this growth has been planned for under the City's General Plan and accommodated by the City's master planning process, as set forth in the CPSMP, which identifies necessary facilities to serve the City of Tracy. As previously discussed, the CPSMP has been prepared to plan and provide a funding mechanism for the required fire and emergency facilities to support future growth that is expected to occur under the City's General Plan. All projects in the Tracy area would be required to pay the applicable impact fees, which would then be used to provide for the additional facilities necessary to serve this growth. In addition, all projects would otherwise be required to coordinate with the SCFA and the City, as part of the development application process and related environmental review, to identify specific service needs and ensure adequate facilities are provided for, either through the CPSMP or as part of the individual development process. In addition, as discussed above, the City's General Plan contains various policies to ensure that adequate fire and emergency medical facilities are provided to support new development. These policies would be enforced during the Development Review process, as previously discussed.

Therefore, while new development in the Tracy area would result in a cumulative increase in demand for fire protection and emergency medical services, this increase in demand has already been evaluated and accommodated in the City's master planning process, and provides for an impact fee to pay for new fire stations. Further, with implementation of Mitigation Measure PS-1 and Improvement Measure PS-1, the Project would not result in an additional impact in the cumulative setting, and therefore the Project's cumulative impact to fire protection and emergency medical services would be *less than significant* with mitigation.

6. Impacts and Mitigation Measures

Impact PS-1: The service demand from the Project would result in the need for new or expanded facilities to house equipment or staff to maintain applicable performance objectives, which may impact the SCFA's fire operations. As a result, there would be a *significant* impact without mitigation.

Mitigation Measure PS-1: As part of the application process for each individual development under the Specific Plan, the Project applicant shall be required to pay the applicable development impact fee as set forth in an adopted Cordes Ranch FIP.

Improvement Measure PS-1: As part of the Development Review process for each individual development under the Specific Plan, each Project applicant shall adhere to all conditions of approval that are related to fire protection and emergency response services, such as those relating to fire flows, hydrants and other design and safety features (including any necessary and specialized fire protection equipment to service to individual uses proposed).

Significance After Mitigation: *Less than significant.*

C. Law Enforcement

The following describes current conditions and potential impacts of the Project with regard to police services.

1. Regulatory Framework

a. Local Regulations and Policies

There are no federal or State regulations related to law enforcement services in Tracy; however, the City of Tracy addresses law enforcement services in the General Plan. Applicable goals and policies from the City's General Plan are listed below in Table 4.14-3. A full listing of all General Plan goals and policies is included in Appendix C.

TABLE 4.13-3 GENERAL PLAN GOALS AND POLICIES RELATED TO LAW ENFORCEMENT SERVICES

Goal/ Policy No.	Goal/ Policy Content
Goal PF-2	A safe environment in Tracy through the enforcement of law.
<i>Objective PF-2.1</i>	<i>Plan for on-going management and development of law enforcement services.</i>
Policy P1	Maintain adequate police staffing, performance levels and facilities to serve Tracy's existing population as well as any future growth.
Policy P2	The City shall ensure that new development pays a fair and equitable amount to offset the capital costs for police service and expansion by collecting a public facilities impact fee.
Policy P4	The City shall continue to provide mutual aid with the County Sheriff's Department when a situation exceeds the capabilities of either department.
<i>Objective PF-2.2</i>	<i>Promote coordination between land use planning and law enforcement.</i>
Policy P1	Law enforcement hazards shall be identified and mitigated during the project review and approval process.
Policy P2	Physical site planning should be used as an effective means of preventing crime. This can be achieved by locating walkways, open spaces, landscaping, parking lots, parks, play areas, and other public spaces in areas that are visible from buildings and streets.
Policy P3	Police sub-stations shall be constructed in new development areas in order to meet the City's response time requirements.

Source: City of Tracy, General Plan, 2011.

b. Citywide Public Safety Master Plan

The City has prepared a Citywide Public Safety Master Plan (CPSMP) to guide the provision of public safety facilities needed to serve the existing and future public safety needs in the Tracy community. As set forth in the CPSMP, Tracy is anticipated to have approximately 54,500 new residents and approximately 147,200 new workers (which includes workers within the Specific Plan Area). Specifically, the CPSMP provides for the development of approximately 88,000 square feet of new public safety building space to serve the community (both existing residents and future planned growth), plus an additional approximately 1,000 square feet to serve existing unmet need, as

well as a telecommunications tower, associated equipment, and related public safety communications equipment. With respect to law enforcement facilities, to accommodate existing and future planned needs, the CPSMP identifies a new 40,990 square-foot Police Department service center (site to be determined), upgrades to the existing police firing range site to house a joint fire and police training facility, and renovation of the existing Police Department at the Civic Center to operate as a Public Safety Center. Locations for both the new Police Department service center and the telecommunications tower have yet to be determined, although it is anticipated that the telecommunications tower may be located west of Lammers Road and possibly within the Cordes Ranch Specific Plan Area or the Tracy Hills area. These facilities are planned to be constructed in phases, over time, as the need arises and as development impact fees are collected.

2. Existing Conditions

The Tracy Police Department provides police protection services to the City's residents and businesses, currently serving a population of approximately 82,633. The Police Department would provide police services to the Project, upon annexation of the Specific Plan Area to the City. The Department operates out of its headquarters at 1000 Civic Center Drive. Currently there are no satellite offices.

The Tracy Police Department was staffed by 125 full-time and part-time personnel (sworn and non-sworn), and 39 volunteer personnel in 2011.¹⁸ The ratio of police per thousand residents in 2011 was 1.02 officers per 1,000 population.

The Police Department divides calls for service into four categories:

- " Priority 1: Critical "In-Progress" crime against persons and property
- " Priority 2: Serious crime against persons and property without imminent threat

¹⁸ Tracy Police Department, 2011 Annual Report, http://www.ci.tracy.ca.us/documents/2011_TPD_Annual_Report.pdf, accessed on January 7, 2013.

- “ Priority 3: Non-emergency call
- “ Priority 4: Low priority non-emergency call

The average response time for Priority 1 calls within the City limits is approximately 6:08 minutes. Response times for Priority 2, 3, and 4 calls are, on average, between 15 and 34 minutes.¹⁹ Currently, the Police Department is not meeting the Department’s goal of a 5-minute response time for Priority 1 calls.

In 2011, Tracy Police Department recorded 54,114 calls for service, wrote more than 8,500 police reports and made approximately 2,737 arrests. The Tracy Police Department defines offences for statistical purposes using the Uniform Crime Reporting Code of California. Crimes are classified as Part 1 or Part 2 offences, depending on their severity. In 2011, 2,329 Part 1 offences were reported, which include homicide, rape, burglary, and larceny. Larceny, which consists of car break-ins, auto accessory theft, and shoplifting, is the most common crime in Tracy, accounting for 68 percent of offences in 2011. The second most common crime in Tracy is auto theft, which accounted for 17 percent of crimes in 2011. Between 2010 and 2011, Part 1 offences in Tracy decreased by about nine percent.²⁰

The City of Tracy is divided into six major beats. The Specific Plan Area is located next to Beat 3 and may be included in Beat 3.

The Tracy Police Department and the San Joaquin County Sheriff’s office have a mutual aid agreement, which is relied upon by these agencies as needed. Mutual aid is coordinated through the San Joaquin County Sheriff.

The Tracy Police Department mainly receives funding from the City’s General Fund, which are derived from property taxes, sales tax revenue, and user

¹⁹ Tracy Police Department, 2011 Annual Report, http://www.ci.tracy.ca.us/documents/2011_TPD_Annual_Report.pdf, accessed on January 7, 2013.

²⁰ Tracy Police Department, 2011 Annual Report, http://www.ci.tracy.ca.us/documents/2011_TPD_Annual_Report.pdf, accessed on January 7, 2013.

fees. Additionally, Title 13 of the City of Tracy Municipal Code establishes development impact fees requiring that new development provide a fair share contribution toward the provision of services, in combination with the fee structure set forth in the CPSMP.

3. Standards of Significance

The Project would have a significant impact with regard to law enforcement services if it would:

- “ Result in substantial adverse physical impacts associated with the provision of new or physically altered law enforcement facilities, or result in the need for new or physically altered law enforcement facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.

4. Impact Discussion

- a. Result in substantial adverse physical impacts associated with the provision of new or physically altered law enforcement facilities, or result in the need for new or physically altered law enforcement facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.

Development of the Project could create up to 36,000 jobs at full buildout. Upon annexation, the Project would be served by the City's police department. According to the CPSMP, in order to maintain the level of service within adopted performance objectives, it is anticipated that approximately 54,000 square feet of new facilities to house additional staff and equipment, a new telecommunications tower, associated equipment, and related public safety communications equipment would be required to service a working population of 36,000, as well as other planned growth within the Tracy area, and the associated increase of call volume. Such new facilities to house additional staff and such new equipment installations have been evaluated from an environmental perspective by the City as part of its master planning process,

and would be built over time as required and funded by new development, including the Project's development impact fees.

Since buildout of the Project would not exceed the City's planned growth level, as discussed in Chapter 4.12 (Population and Housing), and this additional population has already been accounted for in the City's master planning process, the increase in service population as a result of the Project would not require additional law enforcement facilities beyond what has been planned in the CPSMP. In addition, individual development projects under the Specific Plan would be required to pay the applicable impact fees, which would ensure payment of a proportionate fair share towards the planned facilities that would be constructed over time to accommodate the additional demand from the Project and other development in the vicinity.

However, it is still possible that the need for additional equipment or staff or construction of new or modification of existing facilities could result from development of the Project, which would be a *significant* impact without mitigation.

5. Cumulative Impacts

This cumulative analysis considers the Project in the context of the City's General Plan, which takes into account the entire incorporated area of Tracy and its SOI. The geographic scope of this analysis is taken as the Tracy Police Department service area.

The Project, in combination with other past, present and reasonably foreseeable future developments, would increase the population of the Tracy area over time, and therefore generate additional demands for law enforcement services and related facilities. However, this growth has been planned for under the City's General Plan and accommodated by the City's master planning process, as set forth in the CPSMP, which identifies necessary facilities to serve the City of Tracy. As previously discussed, the CPSMP has been prepared to plan and provide a funding mechanism for the required law enforcement facilities to support future growth that is expected to occur under

the City's General Plan.²¹ All projects in the Tracy area would be required to pay the applicable impact fees as identified in the CPSMP, which would then be used to provide for the additional facilities necessary to serve this growth. In addition, all projects would otherwise be required to coordinate with the Tracy Police Department, as part of the development application and related environmental review, to identify specific service needs and ensure adequate facilities are provided for, either through the CPSMP or as part of the individual development process. In addition, as discussed above, the City's General Plan contains various policies to ensure that adequate law enforcement facilities are provided to support new development. These policies would be enforced during the Development Review process, as previously discussed.

Therefore, while new development in the Tracy area would result in a cumulative increase in demand for law enforcement services and related facilities, this increase in demand has already been evaluated and accommodated in the City's Master planning process, including establishment of an impact fee to pay for new law enforcement facilities and staffing. Further, with implementation of Mitigation Measure PS-2 and Improvement Measure PS-2, the Project would not result in an additional impact in the cumulative setting, and therefore the Project's cumulative impact to law enforcement services would be *less than significant* with mitigation.

6. Impacts and Mitigation Measures

Impact PS-2: The service demand from the Project would result in the need for new or expanded police service facilities to house equipment or staff to maintain applicable performance objectives, which may impact the Tracy Police Department's operations. As a result, there would be a *significant* impact without mitigation.

²¹ Note that the CPSMP only applies to the Tracy area. The Mountain House community is served by the Mountain House Community Services District. Since the Mountain House community is not included in this cumulative impact analysis because it is located outside the Tracy Police Department service area.

Mitigation Measure PS-2: As part of the application process for each individual development under the Specific Plan, the Project applicant shall be required to pay the applicable development impact fee as set forth in an adopted Cordes Ranch FIP.

Improvement Measure PS-2: As part of the Development Review process for each individual development under the Specific Plan, each Project applicant shall adhere to all conditions of approval that are related to police protection services, such as safety features, emergency access, and physical improvements to the proposed site plan and/or to police facilities and equipment to ensure adequate service is maintained.

Significance After Mitigation: *Less than significant.*

D. Schools

The following describes current conditions and potential impacts of the Project with regard to schools.

1. Regulatory Framework

a. State Law

Senate Bill 50 (SB50) [1998], which is funded by Proposition 1A, limits the power of cities and counties to require mitigation on home developers as a condition of approving new development and provides for a standardized developer fee. SB50 generally provides for a 50/50 State and local school facilities funding match, with a \$9.2 billion bond authorized to fund the State portion. SB50 also provides for three levels of statutory impact fees. The application level depends on whether State funding is available, whether the school district is eligible for State funding and whether the school district meets certain additional criteria involving bonding capacity, year-round school, and the percentage of moveable classrooms in use.

California Government Code Sections 65995-65998 sets forth provisions to implement SB 50. Specifically, according to Section 65995(h), the payment of

statutory fees is “deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization...on the provision of adequate school facilities.” The school district is responsible for implementing the specific methods for mitigating school impacts under the Government Code.

b. Local Policies and Regulations

The City of Tracy addresses the level of service in public schools in the General Plan. Applicable goals and policies from the General Plan are listed below in Table 4.13-4. A full listing of all General Plan goals and policies is included in Appendix C.

TABLE 4.13-4 GENERAL PLAN GOALS AND POLICIES RELATED TO SCHOOL SERVICES

Goal/ Policy No.	Goal/ Policy Content
Goal PF-3	Sufficient educational facilities to meet the demands of existing and new development.
<i>Objective PF-3.1</i>	<i>Assist the school districts serving the City of Tracy in developing new school facilities to serve Tracy’s current and future population.</i>
Policy P1	The City shall coordinate with the school districts serving the City of Tracy to ensure the provision of educational facilities sufficient for the existing and anticipated kindergarten through twelfth grade population, and shall work to ensure that school facilities that serve new development are available concurrent with the need, to the extent allowed by State law.
<i>Objective PF-3.3</i>	<i>Ensure that new development is responsible for its impacts on local schools.</i>
Policy P1	The City, in cooperation with school districts, shall reserve land for purchase by the districts for the construction of new schools or the collection of school impact fees in accordance with State law.

Source: City of Tracy, General Plan, 2011.

2. Existing Conditions

The following school districts provide school services for the Specific Plan Area, as described in detail below:

- Tracy Unified School District (TUSD)
- Lammersville Elementary School District (LESD)

As population and employment fluctuates, so too does the need for services, such as school provision. In compliance with SB50, General Plan Objective PF-3.3, and related Policy P1, and Title 13 of the Municipal Code (Development Impact Fees), City Council Resolution 99-198 encourages project applicants to comply with the mitigation measures required under the Comprehensive School Facilities Capital Improvement and Finance Plan to ensure adequate provision of services in the Tracy Unified School District.

a. Tracy Unified School District

Tracy Unified School District (TUSD) serves over 17,000 students through three comprehensive high schools, two alternative education high schools, one community school, two middle schools, four K-8 schools, and nine K-5 elementary schools as follows:²²

- Bohn (Louis A.) Elementary School (K-5)
- Central Elementary School (K-5)
- Freiler (Art) School (K-8)
- Hirsch (Wanda) Elementary School (K-5)
- Jacobson (Melville S.) Elementary School (K-5)
- Kelly (George) School (K-8)
- Kimball (John C.) High School (9-12)
- McKinley Elementary School (K-5)
- Monte Vista Middle School (6-8)
- North School (K-8)
- Poet-Christian (Gladys) School (K-8)
- South/West Park Elementary School (K-5)

²² Tracy Unified School District, <http://www.tracy.k12.ca.us/>, accessed on January 8, 2013.

- “ Stein (George and Evelyn) High School (11-12)
- “ Tracy High School (9-12)
- “ Villalovoz (Louis J.) Elementary School (K-5)
- “ West (Merrill F.) High School (9-12)
- “ Williams (Earle E.) Middle School (6-8)
- “ Tracy Adult School
- “ Duncan-Russell Continuation High School
- “ S.T.E.P.S. (9-12)
- “ Willow Community Day School (7-11)

Children attending schools in the Banta Elementary, Lammersville, New Jerusalem, and Jefferson School Districts attend TUSD high schools starting in grade nine.²³ The Project Area is located within the Kimball (John C.) High School attendance zone.

TUSD currently serves 17,246 K-12th grade students and expects more growth in the future based on its past growth rate. For the most part, TUSD schools are currently operating near to or over capacity, with portable classrooms being used at many schools.²⁴ To accommodate the growth, TUSD is in the process of updating its Facilities Master Plan.²⁵

b. Lammersville Elementary School District

Lammersville Elementary School District (LESD) is located in San Joaquin County, northwest of Tracy. LESD consists of Lammersville Elementary School (K-8th), Wicklund Elementary School (K-8th), Sebastian Questa Elementary School (K-8th), and Bethany Elementary School (K-8th). LESD currently serves 2,153 K-8th grade students and expects more growth in the future based on its past growth rate. To accommodate the growth, the LESD has plans to open a new elementary school (Altamont Elementary) and a high

²³ City of Tracy, General Plan Draft EIR, Community Services, 2005.

²⁴ Bonny Carter, Director of Facilities and Planning, Tracy Unified School District, Email conversation with The Planning Center | DC&E, March 7, 2013.

²⁵ Bonny Carter, Director of Facilities and Planning, Tracy Unified School District, Personal conversation with The Planning Center | DC&E, March 5, 2013.

school (Mountain House High School). Mountain House High School is expected to fully operate in 2014.²⁶ The Project Area is located within the Lammersville Elementary School and future Mountain House High School attendance zones. TUSD has an agreement with the LESD to temporarily house 6th-8th grade students from the Project Area until Mountain House High School is built.²⁷

3. Standards of Significance

The Project would have a significant impact with regard to public services and recreation if it would:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, or result in the need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.

4. Impact Discussion

- a. Result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, or result in the need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives.

The Project could have a significant environmental impact if the Project would substantially increase the population of school children in Tracy, thereby requiring construction of new school facilities or modification of existing facilities in order to accommodate growth in the student body. Development of the Project could bring up to approximately 36,000 daytime employees at full buildout, and it is assumed that some portion of these employees would become Tracy residents and have school-age children. As ex-

²⁶ Lammersville Elementary School District, <http://www.lammersville.schooldistrict.net/vnews/display.v/ART/4e7a2bac33a71>, accessed on January 8, 2013.

²⁷ Bonny Carter, Director of Facilities and Planning, Tracy Unified School District, Email conversation with The Planning Center | DC&E, March 7, 2013.

plained in Chapter 4.12, Population, Housing and Employment, the City is planning for residential growth to accommodate future job growth, including the service population anticipated in the Specific Plan Area. In addition, it is possible that certain employees may be given an opportunity to send their children to Tracy schools as a result of inter-district transfers; however, it is assumed that this number would be nominal.

As described above, TUSD schools are currently operating near to or over capacity. Adding a substantial number of students to TUSD schools may result in the need for the construction of additional facilities. However, as discussed above, the Project would not result in a substantial number of school-age children, and among the nominal number of students, only 9th-12th grade students would attend TUSD schools. As previously noted, the TUSD is in the process of updating its Facilities Master Plan, implementation of which would increase the total capacity of the TUSD to accommodate future growth. In addition, once Mountain House High School starts fully operating, all K-12th grade students from the Project Area would attend LESD schools. In any event, as discussed above, the Project's anticipated service population has been accounted for in the City's General Plan. Furthermore, each individual development application would be subject to the requirement to pay the applicable impact fee in accordance with SB 50. Under Section 65996 of the California Government Code, the payment of such fees is deemed to fully mitigate the impacts of new development on school facilities. Therefore, Project impacts in this regard would be *less than significant*.

5. Cumulative Impacts

This cumulative analysis considers the Project in the context of the City's General Plan, which takes into account the past, present and reasonably foreseeable future development projects within the City's municipal limits and its SOI. The Mountain House community outside the SOI is also accounted for in this cumulative impact analysis, as described in Chapter 4 of this Draft EIR. The geographic scope of this analysis is taken as the LESD, Jefferson School District (JSD), and TUSD service areas.

Construction of the cumulative developments would increase the student population and therefore likely generate the need for additional school facilities. However, this additional growth has been planned for in the City's General Plan and accommodated by the school districts' various master planning processes. In addition, as discussed in Chapter 4.12 (Population and Housing), the City has adopted the residential Growth Management Ordinance (GMO), which will ensure that Tracy's residential growth is managed to ensure that it does not exceed the City's planned level of growth. Furthermore, each cumulative development would be required to comply with SB 50, including payment of applicable school impact fees, which would mitigate school facilities impacts to a less than significant level. Therefore, development of the Project, together with other cumulative projects, would not contribute considerably to a cumulative impact in this regard.

6. Impacts and Mitigation Measures

As discussed above, an increase in the student population could generate the need for additional school facilities, resulting in a significant impact without mitigation. However, each development under the Specific Plan would be required to pay applicable school impact fees complying with SB 50, which would mitigate school facilities impacts to a less than significant level. Therefore, no mitigation measures are required.

E. Parks and Recreation

The following describes the existing environmental setting for parks and recreation and evaluates the Project's potential environmental impacts relating to parks and recreation.

1. Regulatory Framework

a. State Law

Since the passage of the 1975 Quimby Act (California Government Code Section 66477), cities and counties have been authorized to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees that can be used for purposes of parkland. Revenues generated through

the Quimby Act cannot be used for the operation and maintenance of park facilities.²⁸ A 1982 amendment (AB 1600) requires agencies to clearly show a reasonable relationship between the public need for the recreation facility or park land and the type of development project upon which the fee is imposed. Jurisdictions with a high ratio of park space to inhabitants can set a standard of up to 5 acres per 1,000 persons for new development. Jurisdictions with a lower ratio can only require the provision of up to 3 acres of park space per 1,000 residents. The calculation of a jurisdiction's park space to population ratio is based on a comparison of the population count of the last US Census to the amount of publicly owned parkland at the time of the Census.

b. Local Policies and Regulations

i. City of Tracy General Plan

The Tracy General Plan includes several goals and policies that relate to parks and recreation. Table 4.13-5 lists these goals and policies. A full listing of all General Plan goals and policies is included in Appendix C.

ii. City of Tracy Park Development Impact Fees

Section 13.12.080 of the Tracy Municipal Code requires all new development projects dedicate land to the City or pay a fee, or a combination of both, in order to maintain the City's park standard of four acres of park land per 1,000 people, pursuant to the authority of Government Code sections 66477 *et seq.*, and as required by Tracy Urban Management Plan Goal PF 6. In addition to this, the City requires the payment of Public Facilities Impact Fees, as described below (Section D.1.b.iii).

iii. Citywide Public Facilities Master Plan

The City has prepared a Public Facilities Master Plan (CPFMP) on January 15, 2013 to guide the provision of public facilities needed to serve the existing population and future planned growth in the Tracy community. As set forth

²⁸ Westrup, Laura, 2002, *Quimby Act 101: An Abbreviated Overview*, Sacramento: California Department of Parks and Recreation, available at <http://www.parks.ca.gov/pages/795/files/quimby101.pdf>.

TABLE 4.13-5 GENERAL PLAN GOALS AND POLICIES RELATED TO PARKS AND RECREATION SERVICES

Goal/ Policy No.	Goal/ Policy Content
Goal OSC-4	Parks, open space, and recreation facilities and services that maintain and improve the quality of life for Tracy residents.
<i>Objective OSC-4.1</i>	<i>Provide and maintain a diversity of parks and recreational facilities in the City of Tracy.</i>
<i>Objective OSC-4.2</i>	<i>Ensure that new development is responsible for providing parks and recreation facilities throughout the City of Tracy.</i>
Policy P1	The City shall consider increasing the parks standard of 4 acres per 1000 population to 5 acres per 1000 population and require that new developments provide new park acreage or in-lieu fees at this ratio.
Policy P2	All land dedicated for parks shall be of a shape and size suitable for parks. Land containing underground or overhead utilities, unsuitable topography, contamination or other factors that restrict the usability of the land shall not be credited against dedication requirements.
Policy P4	New neighborhoods should be designed so that parks are located no more than ¼ mile from any home, in approximately the geographic center of the neighborhood and, if possible, next to existing parks or park sites in adjacent neighborhoods or schools.
Policy P6	The City shall ensure that parks and recreational facilities serving new development are available concurrently with need.
<i>Objective OSC-4.3</i>	<i>Establish a regional parkway system that meets recreational, open space and transportation needs.</i>
Policy P2	All development projects should provide linkages to the regional bike and trail system and circulation within the development project site, wherever feasible.
Policy P3	The City shall pursue the completion of all trail systems designated in the Bikeways Master Plan.

Source: City of Tracy, General Plan, 2011.

in the CPFMP, Tracy is anticipated to have approximately 54,500 new residents and approximately 147,200 new workers (which includes workers within the Specific Plan Area). Specifically, the CPFMP provides for the development of approximately 126,400 square feet of new public facilities building space, including a new Community Recreation Building, to accommodate the

City's planned growth. These facilities are planned to be constructed in phases, over time, as the need arises and as development impact fees are collected.

iv. Citywide Parks Master Plan

In Spring 2010, the City began updating its Parks Master Plan to identify future needs for parks, recreation facilities, and programs at build-out. In November 2012, the City released the final draft Parks Master Plan, which is expected to be adopted by City Council by the end of 2013.²⁹ The draft Parks Master Plan includes design guidelines for multi-use green spaces as follows:

- “ **G8.** For each proposed park, prepare a site master plan. Master planning, phasing, timing, finance and maintenance responsibilities must be defined and resolved by the developer(s) to the City's satisfaction prior to approval of the site master plan.
- “ **G12.** Where feasible, incorporate unique or significant natural elements in proposed parks, including existing vegetation, hillsides, creeks, and channels as per design guidelines noted below.
- “ **G13.** Where feasible, incorporate unique cultural, historical, or agricultural areas and/or features for recreation purposes.
- “ **G15.** Develop distinct themes for each park site to establish a unique character and identity. Contingent with approved city palettes, themes may be highlighted through the use of colors, materials, furnishings, equipment, and plant selections. Details, colors, and materials should be consistent throughout the individual park sites.
- “ **G16.** Ensure that proposed park design and construction, including park amenities and facilities, are consistent with City design detail and specifications.
- “ **G21.** Implement a water efficiency program in compliance with AB 1881, the Water Conservation in Landscaping Act, and all other water efficiency legislation in effect at the time of design.

²⁹ William Dean, City of Tracy, Personal email correspondence with The Planning Center | DC&E, January 8, 2013.

- “ **G22.** Use environmentally sustainable park development practices, materials, and green building techniques
- “ **G23.** Encourage environmentally sustainable landscape designs that minimize surface water runoff.
 - ÿ Use permeable surfacing in new paved trails and parking lots where feasible.
 - ÿ Incorporate bioswales and drainage channels as a functional and aesthetic park feature where appropriate.

2. Existing Conditions

The Tracy Public Works Department is responsible for the maintenance of public parks and related recreational areas. This includes the care of open space, landscaping, trees, tennis courts, playgrounds, sports fields, and picnic areas as well as government building grounds, such as the Tracy Community Center, the Tracy Sports Complex, and the Senior Center. Residents of Tracy are served by State, County, and City parks and recreational amenities. Several County parks are located near Tracy, including Mossdale Boat Ramp and Oak Grove Regional Park. State parks serving Tracy include Durham Ferry, Bethany Reservoirs, Caswell State Park, and Carnegie State Vehicular Recreation Area. Please refer to the Parks Master Plan for a listing of parks and recreational facilities within the City.

3. Standards of Significance

The Project would have a significant impact with regard to public services and recreation if it would:

- “ Result in substantial adverse impacts associated with the provision of new or physically altered parks or other recreational facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives.
- “ Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

4. Impact Discussion

- a. Substantial Adverse Physical Impacts Associated with the Provision of New or Physically Altered Parks or Other Recreational Facilities, The construction of Which Could Cause Significant Environmental Impacts, in Order to Maintain Acceptable Service Ratios or Other Performance Objectives

The Project could have a significant environmental impact if it would require the provision of new or altered parks and recreational facilities. As discussed in Chapter 4.12 (Population and Housing), development of the Project would not include residential development and therefore would not directly increase the population of Tracy. Development of the Project may indirectly increase the population because of employees moving to the area to be closer to their jobs. However, this growth would not exceed the City's planned growth.

In addition, as described in Chapter 3 of this Draft EIR, the Project proposes approximately 88.6 acres of parks and recreational facilities, including the Central Green, the Eastside Park, the Westside Open Space, a riparian corridor, the WSID linear park/open space corridor, and the PG&E electrical transmission easement. In addition, the Project proposes to construct a comprehensive trail network to enhance connectivity throughout the Project and to these various recreational facilities and open space features. The environmental impacts related to construction of these facilities are addressed throughout this Draft EIR, including in the following chapters: Chapter 4.3, Air Quality; Chapter 4.4, Biology Resources; Chapter 4.7, GHG Emissions; Chapter 4.8, Hazards and Hazardous Materials; Chapter 4.9, Hydrology and Water Quality; Chapter 4.5, Cultural Resources; Chapter 4.11, Noise; Chapter 4.14, Transportation and Traffic; and Chapter 4.15, Utilities and Service Systems.

However, because this is a non-residential development, and because it would provide for more than 88 acres of on-site parks and recreational facilities, as well as an integrated trail network, the Project's impacts in this regard would be *less than significant*.

b. Increase in the Use of Existing Neighborhood or Regional Parks or Other Recreational Facilities Such That Substantial Physical Deterioration of the Facility Would Occur or Be Accelerated

The Project would have a significant environmental impact if it would accelerate physical deterioration of neighborhood and regional parks. Such impacts could result from a substantial increase in resident or employment population.

Development of the Project could create up to approximately 36,000 jobs at full Project buildout, and may indirectly increase the population, and consequently park usage. However, this growth has been planned for under the City's General Plan and accommodated by the City's master planning process, as set forth in the Parks Master Plan and CPFMP, which identify necessary facilities to serve the City of Tracy. Additionally, employees in the Project Area are more likely to use park facilities during lunch time and short breaks, as opposed to weekends and all day or a half day. As a result, the park usage by employees from the Project would not contribute to substantial physical deterioration of park facilities.

Additionally, with the provision of significant open space, park, and recreational facilities and related trails within the Specific Plan Area, it is anticipated that Project users would typically utilize these on-site facilities, given the proximity and nature of the Project, rather than other neighborhood parks in the community, thereby significantly reducing any impacts to these other facilities. Regarding the use of regional parks, given the size and number of regional parks accessible from the Specific Plan Area, the physical deterioration of regional parks by the Project's users is unlikely to be significant. Consequently, overall, impacts associated with the increased use of existing parks resulting from development of the Project would be *less than significant*.

5. Cumulative Impacts

This cumulative analysis considers the Project in the context of the City's General Plan, which takes into account the entire incorporated area of Tracy and its SOI.

Each cumulative development would be required, as part of the development review process, to pay any applicable impact fees, or provide parkland, in accordance with the City's Parks Master Plan and other applicable standards, thereby mitigating individual impacts. Further, as discussed above, development of the Project would not substantially increase the use of parks and recreational facilities or demand for recreation services.

As a result of cumulative growth, the City will likely need to expand and construct additional parks and other recreational facilities to meet increased demand. As described above, the City of Tracy has prepared the CPFMP, which estimates future needs for park facilities and requires project applicants in Tracy pay for their fair share. In addition to the impact fees established in the CPFMP, project applicants would be required to dedicate land or pay for fees per Section 13.12.080 of the Tracy Municipal Code to maintain the City's park standard, as described above. As the City develops, new parks and recreational facilities would be provided throughout the City in accordance with the CPFMP, the Parks Master Plan, and other adopted City policies and standards. Consequently, the incremental development of the Project, together with reasonably foreseeable projects, would not substantially affect the parks to resident ratio in Tracy.

In conclusion, while there is a cumulative demand on parks and recreational facilities in light of future growth in the City, the City is planning for this demand through the imposition of impact fees and implementation of the Parks Master Plan and the CPFMP. As a result, the impact is not cumulatively considerable, and would be *less than significant*.

6. Impacts and Mitigation Measures

Because the Project's individual and cumulative impacts would be less than significant, then no mitigation is required.

F. Library Service and Facilities

The following describes the existing environmental setting for local libraries, and emergency medical services and evaluates the Project's potential environmental impacts relating to local libraries.

1. Regulatory Framework

There are no relevant federal or State regulations related to library services in Tracy.

a. Stockton-San Joaquin County Public Library Facilities Master Plan

The Stockton-San Joaquin County Public Library has prepared a Facilities Master Plan in 2009 to provide guidance for the Library's capital programming through the year 2030. The Facilities Master Plan sets a systemwide target of 0.4 to 0.6 square feet of library space per capita by the year 2030. To make library services more accessible and equitable throughout the county, the Facilities Master Plan provides for a total of 18 libraries to serve its future growth.

b. City of Tracy General Plan

The City of Tracy addresses library services in the General Plan. Applicable goals and policies from the General Plan are listed below in Table 4.13-6. A full listing of all General Plan goals and policies is included in Appendix C.

c. Citywide Public Facilities Master Plan

The City has prepared a Public Facilities Master Plan (CPFMP) on January 15, 2013 to guide the provision of public facilities needed to serve the existing population and future planned growth in the Tracy community. As set forth in the CPFMP, Tracy is anticipated to have approximately 54,500 new residents and approximately 147,200 new workers (which includes workers within the Specific Plan Area). Specifically, the CPFMP provides for the development of approximately 30,432 square feet of new library building space, as well as renovations to the existing 17,000-square-foot Tracy Branch Library, to accommodate the City's planned growth while meeting the Stockton-San Joaquin County Public Library Facilities Master Plan's systemwide target of

TABLE 4.13-6 TRACY GENERAL PLAN POLICIES PERTAINING TO LIBRARY SERVICES AND FACILITIES

Goal/ Policy No.	Goal/ Policy Content
Goal PF-4	Public buildings that are a source of civic pride for all residents.
<i>Objective PF-4.1</i>	<i>Support the needs of the community through the construction and maintenance of public buildings, such as City Hall, community centers, libraries and the public works facility.</i>
Policy P2.	Public buildings should be architecturally distinctive and constructed with high-quality materials.
Policy P4	The City shall ensure that new development pays its fair share of the costs of public buildings by collecting the Public Buildings Impact Fee.
<i>Objective PF-4.2</i>	<i>Provide sufficient library service to meet the informational, cultural, and educational needs of the City of Tracy.</i>
Policy P1.	The City shall look for opportunities to expand library services in Tracy to keep pace with new development. Consideration shall be given to expanding the existing facility and building another branch library to better serve residents located in other areas of the City.
Policy P2.	The City shall ensure that new residential development pays its fair share of the Public Buildings Impact Fee for the cost of library expansion.

Source: City of Tracy, General Plan, 2011.

0.4 to 0.6 square feet of library space per capita. These facilities are planned to be constructed in phases, over time, as the need arises and as development impact fees are collected.

2. Existing Conditions

A department of the City of Stockton, the Stockton-San Joaquin County Public Library serves communities in San Joaquin County, including Tracy. The City of Tracy owns and maintains one library building (Tracy Branch Library), located at 20 E. Eaton Avenue in central Tracy within Lincoln Park.

The Tracy Branch Library, built in 1961 and expanded in 1987, is 17,000 square feet in size.³⁰ The Tracy Branch Library is open 42 hours per week.

The Tracy Branch Library offers computer workstations, a reference collection, and a range of programs, including children's storytimes, book clubs for youth, and computer classes.³¹ The library's annual circulation in 2011 was 294,000 with a collection of 163,000 books.³²

According to the Stockton-San Joaquin County Public Library Facilities Master Plan, prepared in 2009, the library is too small to meet community demands and needs additional seats, computers, a computer classroom, and acoustically-enclosed group study rooms.³³ Table 4.13-7 shows the current status of library facilities and equipment. As shown, the Tracy Branch Library is not meeting the service level targets that are recommended by the Stockton-San Joaquin County Public Library.

The library funding sources include City and county property taxes, City of Tracy contributions, late fees, and contributions from the Tracy Friends of the Library (TFL). Over the recent years, the decline in the assessed value of properties has significantly impacted funding and services of the Library System. The City of Tracy has requested that the Board of Supervisors allow the County to contract directly with the City of Tracy to offer public library

³⁰ Stockton-San Joaquin County Public Library, 2009, *Stockton-San Joaquin County Public Library Facilities Master Plan*, <http://library.ca.gov/lds/librarystats.html>, accessed on March 5, 2013.

³¹ City of Tracy, <http://www.ci.tracy.ca.us/?navid=177>, accessed on March 5, 2013.

³² State Library, 2012, *Public Library Survey Data (2010-11 Fiscal Year)*, <http://library.ca.gov/lds/librarystats.html>, accessed on March 5, 2013.

³³ Stockton-San Joaquin County Public Library, 2009, *Stockton-San Joaquin County Public Library Facilities Master Plan*, <http://library.ca.gov/lds/librarystats.html>, accessed on March 5, 2013.

TABLE 4.13-7 FACILITY STATUS IN THE TRACY BRANCH LIBRARY

Components	Current ^a	Recommended Level ^b	Current Level ^c
Population Served	82,466 ^b	-	-
Collection	163,000 ^b	2.55 volumes/resident	1.98 volumes/resident
Seating	109 seats	2.3 seats / 1,000	1.3 seats / 1,000
Computers	19 computers	0.8 computers / 1,000	0.2 computers/1,000
Building Size	17,000 SF	0.4 to 0.6 SF/resident	0.2 SF/resident

Note: SF = square feet.

^aStockton-San Joaquin County Public Library, 2009, *Stockton-San Joaquin County Public Library Facilities Master Plan*.

^bState Library, 2012, *Public Library Survey Data*.

^cThe Planning Center | DC&E, 2013.

services in Tracy. This change would increase library hours, improve service levels, and decrease costs.³⁴

3. Standards of Significance

The Project would have a significant impact with regard to public services and recreation if it would:

- “ Result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, or result in the need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives.

4. Impact Discussion

- a. Result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, or result in the need

³⁴ City of Tracy, <http://www.ci.tracy.ca.us/?navid=177>, accessed on March 5, 2013.

for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives.

The Project could have a significant environmental impact if it would require the provision of new or altered library facilities. As discussed in Chapter 4.12 (Population and Housing), development of the Project would not include residential development and therefore would not directly increase the population of Tracy. Development of the Project could create up to approximately 36,000 jobs at full buildout, and may indirectly increase the population, and consequently the demand for library services. As described above, the Tracy Branch Library is currently not meeting the service level targets that are recommended by the Stockton-San Joaquin County Public Library. Development of the Project may exacerbate the existing low service levels. However, this growth has been planned for under the City's General Plan and accommodated by the City's master planning process, including the CPFMP, and therefore would not require additional library facilities beyond what has been planned in the CPFMP. In addition, individual development projects under the Specific Plan would be required to pay the applicable impact fees, which would ensure payment of a proportionate fair share towards the planned facilities that would be constructed over time to accommodate the additional demand from the Project and other development in the vicinity. Therefore, Project impacts in this regard would be *less than significant*.

5. Cumulative Impacts

This cumulative analysis considers the Project in the context of the City's General Plan, which takes into account the past, present and reasonably foreseeable future development projects within the City's municipal limits and its SOI. The geographic scope of this analysis is taken as the Tracy Library service areas.

As a result of cumulative growth, the City will need to expand and construct additional library facilities to meet increased demand. As described above, the City of Tracy has prepared the CPFMP, which estimates future needs for library facilities and requires project applicants in Tracy pay for their fair

share. As the City develops, new library facilities would be provided in accordance with the CPFMP and other adopted City policies and standards. Consequently, the incremental development of the Project, together with reasonably foreseeable projects, would not substantially impact library services in Tracy.

Each cumulative development would be required, as part of the development review process, to pay any applicable impact fees, thereby mitigating individual impacts. Further, as discussed above, development of the Project would not substantially increase the use of library facilities or demand for library services.

In conclusion, while there is a cumulative demand on library facilities in light of future growth in the City, the City is planning for this demand through the imposition of impact fees and implementation of the CPFMP. As a result, the impact is not cumulatively considerable, and would be *less than significant*.

6. Impacts and Mitigation Measures

Since there are no significant impacts related to library facilities as a result of the Plan, no mitigation measures are required.

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